

**TOWN OF NIAGARA**  
COUNTY OF NIAGARA, STATE OF NEW YORK

7105 LOCKPORT ROAD  
NIAGARA FALLS, NEW YORK 14305



PHONE 716.297.2150  
FAX 716.297.9262

**TOWN BOARD REGULAR MEETING**

**June 17th, 2025 @ 6:30PM**

**AGENDA**

**WORK SESSION**

**Wednesday June 11th, 2025 @ 6:30 PM**

**PUBLIC HEARING**

**OPEN MEETING (Pledge, Prayer, Roll Call)**

*(Residents who passed away since our last meeting are Memorialized at the end of this Agenda)*

**PRIVILEGE OF THE FLOOR** *(Announce changes to agenda, if any)*

*(§50-3 Privilege of the floor. Only members of the public sector are allowed to speak at this time and may address any agenda or non-agenda item. (3-minute limit))*

**APPROVAL OF MINUTES**

1. Town Board Meeting of May 20th, 2025

**PAYMENT OF THE BILLS**

General Fund Pre-Pay vouchers [A] \$  
General Fund vouchers [A] \$  
Sewer Fund Pre-Pay vouchers [G] \$  
Sewer Fund vouchers [G] \$  
Water Fund Pre-Pay vouchers [F] \$  
Water Fund vouchers [F] \$  
Highway Fund Pre-Pay vouchers [DA] \$  
Highway Fund vouchers [DA] \$  
Fire Protection Pre-Pay vouchers [SF] \$  
Fire Protection vouchers [SF] \$  
Street Lighting Pre-Pay vouchers [SL] \$  
Street Lighting vouchers [SL] \$  
Trust & Agency Pre-Pay vouchers [TA] \$  
Trust & Agency vouchers [TA] \$  
Capital Projects Pre-Pay [H] \$  
Capital Projects vouchers [H] \$

## **AGENDA**

1. Resolution to adopt the Pro-Housing Communities Resolution of New York State so we may take part in addressing the housing crisis by adopting the Pro-Housing Communities pledge. (Virtuoso)
2. Resolution to call for a Public Hearing on July 15, 2025@ 6:30pm for a change to Local Law Town Code, Chapter 245 Zoning. (Haseley)
3. Discussion on updating the Town Logo. (Virtuoso)
4. Discussion to approve the Mowing contract for Niagara County roadways agreement between the Town of Niagara and Niagara County for three years May 1<sup>st</sup>,2025 - April 30th, 2028. (Sirianni)
5. Discussion on the offer from David Gaines for the purchase of Gary Guiliani (Colonial Village) Park. (Virtuoso)
6. Resolution to approve the Annual Special-Use Permit renewal requests of:
  - Redina Auto 4360 Witmer Rd. Tax Map# 130.15-2-39 Auto Repair Shop
7. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Richard A. Dordas VP/JP. Morgan Chase Bank, NA. 1581 Military Road/Tax Map #161.05-1-3.21 (Haseley)
8. Resolution to approve the Final site plan request of Richard A. Dordas VP/JP. Morgan Chase Bank, NA. 1581 Military Road / Tax Map # 161.05-1-3.21 (Haseley)
9. Resolution to accept the 2025 Annual Audit Report by Drescher & Malecki, LLC. (Virtuoso)

## **TABLED**

## **COMMENTS**

## **ADJOURNMENTS**

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

[www.townofniagara.com](http://www.townofniagara.com)

In Memoriam



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MAY 13 2025

**TOWN OF NIAGARA  
TOWN CLERK**

**AGENDA SUBMITTAL**

**ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK**

**BY THE**

**LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

**DATE: June 2025**

**TO: Town Board**

**FROM: Sylvia Virtuoso**

**DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to adopt the Pro-Housing Communities Resolution of New York State so we may take part in addressing the housing crisis by adopting the Pro-Housing Communities pledge.

**ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR**

**LATE AGENDA APPROVAL BY TOWN SUPERVISOR \_\_\_\_\_ (Supervisor  
Initials)**

**Pro-Housing Communities Resolution** Any city, town, or village government in New York State can take part in addressing the housing crisis by adopting the Pro-Housing Communities pledge. The resolution must be adopted as written below by the highest body of elected officials (e.g., town board or council). The final resolution document must include a signature from the municipal clerk verifying the authenticity of the resolution and indicating the date of passage. Local governments should then designate a primary contact person to complete the online registration form and upload the resolution as part of their submission to the Pro-Housing Communities program by following the steps at [new HCR website section]. RESOLUTION No: [INSERT RESOLUTION NUMBER] [Member of highest body of elected officials] \_\_\_\_\_ moved and [other member of highest body

## **PRO-HOUSING COMMUNITIES RESOLUTION**

RESOLUTION No: [INSERT RESOLUTION NUMBER]

[Member of highest body of elected officials] \_\_\_\_\_ moved and [other member of highest body of elected officials] \_\_\_\_\_ seconded that WHEREAS, the Town of Niagara (hereinafter “local government”) believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being; WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities; WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities; WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant; NOW, THEREFORE, IT IS HEREBY RESOLVED that Town of Niagara, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing



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## AGENDA ITEM

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LAST DAY OF THE MONTH BEFORE 12 P.M.

AGENDA ITEMS WILL BE COPIED TO THE TOWN BOARD  
FOR THEIR SIGNATURES (below) FOR ADDITION TO THE AGENDA.

DATE: 5/16/2025

TO:

TOWN OF NIAGARA TOWN BOARD

FROM:

Charles E. Haseley, Building Inspector

DEPARTMENT:

Department of Inspections

*on July 15, 2025 at 6:30 pm*

- Resolution to Call for a public hearing for a Change to local law. Town of Niagara Code, Chapter 245. Zoning

Three Town Board Member signatures required for adding Late Agenda items

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### BOARD ACTION:

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ OFF \_\_\_\_\_ TABLED \_\_\_\_\_



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TOWN CLERK**

**AGENDA SUBMITTAL**

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LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

**DATE:** June 2025  
**TO:** Town Board  
**FROM:** Sylvia Virtuoso  
**DEPARTMENT:** Supervisor

Type or print agenda item in box below:

Discussion on updating the Town Logo.

**ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR**

**LATE AGENDA APPROVAL BY TOWN SUPERVISOR \_\_\_\_\_** (*Supervisor Initials*)



















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### AGENDA SUBMITTAL

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BY THE  
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: 05/27/2025  
TO: TOWN BOARD  
FROM: Richard Sirianni  
DEPARTMENT: HIGHWAY

Type or print agenda item in box below:

Discussion to approve the Mowing contract for Niagara County roadways Agreement between the Town of Niagara and Niagara County for three years May 1, 2025 – April 30, 2028.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR \_\_\_\_\_ (Supervisor Initials)



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**TOWN OF NIAGARA  
TOWN CLERK**

**AGENDA SUBMITTAL**

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LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

**DATE:** June 2025  
**TO:** Town Board  
**FROM:** Sylvia Virtuoso  
**DEPARTMENT:** Supervisor

Type or print agenda item in box below:

Discussion on the offer from David Gaines for the purchase of Gary Guiliani  
(Colonial Village) Park.

**ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR**

**LATE AGENDA APPROVAL BY TOWN SUPERVISOR** \_\_\_\_\_ (*Supervisor Initials*)



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TOWN OF NIAGARA  
TOWN CLERK

## AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK  
BY THE

**LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

DATE: MAY 30, 2025  
TO: TOWN OF NIAGARA TOWN BOARD  
FROM: CHARLES HASELEY  
DEPARTMENT: DEPARTMENT OF INSPECTIONS

Type or print agenda item in box below:

RESOLUTION TO APPROVE THE ANNUAL SPECIAL-USE PERMIT  
RENEWAL REQUESTS OF:

- REDINA AUTO..4360 WITMER ..130.15-2-39 ...AUTO REPAIR SHOP

Three Town Board Member signatures required for adding **Late** Agenda items handed in  
after **12PM** on the last work day of the month.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**LATE AGENDA APPROVAL BY TOWN SUPERVISOR** \_\_\_\_\_ (Supervisor Initials)



**TOWN OF NIAGARA**  
**COUNTY OF NIAGARA, STATE OF NEW YORK**  
NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



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FAX: (716) 297-9262  
www.townofniagara.com

**SPECIAL USE PERMIT RENEWAL FORM**  
**ARTICLE IX**

**1. Applicant Information**

Name: John M Rending Phone Number: 716-622-4244  
Address: 1330 Pierce Ave NT NY 14120

**2. Location of Special Use Permit was issued for:**

Name: Rending Automotive  
Address: 4360 Witmer Rd  
Phone Number: 716-622-4244 Email: Rending Automotive@gmail.com  
Tax Map # 130.15-2-39

**3. Type of Special Use Permit:** Auto Repair Shop

Original Approval Date of Special Use Permit: 6/30/03  
Expiration Date of Current Special Use Permit: 6/30/25

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**TOWN OF NIAGARA**  
**BLDG. INSP. OFFICE**

**4. Please Check Yes or No to the Following:**

Yes No

- ☐ ☒ Have there been any changes of ownership to original Special Use Permit?  
☐ ☒ Has total acreage of land used in conjunction with original Special use permit changed?  
☐ ☒ Has the use changed from when the original Special Use Permit was granted for?

If you marked "yes" to any of the above STOP, you must complete an original application submittal per §245-43 of Article IX of the zoning ordinance of Town of Niagara.

**5. Standards Confirmation [§245-41 (6)]**

**Please provide:** Copy of Current Paid Town/County Taxes and Town Water/Sewer Bill.

I John M Rending certify the information entered on this application constitutes a true statement of facts to the best of my knowledge and all lands are used for the purpose state herein.

John M Rending  
Applicant's Signature

5-4-25  
Date

For Office Use Only

Town Board Meeting Date      /      /     

☐ Fee: \$50.00     

☐ Approved ☐ Denied



Niagara County  
Treasurer's Office  
59 Park Avenue  
Lockport, New York 14094

Kyle R. Andrews  
County Treasurer

Phone: (716) 439-7007  
Fax: (716) 439-7033

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**TOWN OF NIAGARA  
BLDG. INSP. OFFICE**

*Tax Bill Receipt  
Niagara County 2025*

Printed On: April 28, 2025  
Received: April 28, 2025  
Assessed to: Rendina John

Receipt number: 160910  
Bill number: 002577

Property Description: 293000 SBL#: 130.15-2-39

4360 Witmer Rd

<u>Item</u>	<u>Amount</u>
2025 County Tax	238.81
2025 Highway Tax	83.88
School Relevy	786.79
Niagara fire	36.19
Niagara light	6.42
Niagara water imp	14.54
County water dist	18.93
Penalty	59.28
Mailing Fee	1.00
Interest	12.46

**Amount paid: \$1,258.30**

Received in full payment of the Niagara County 2025 taxes on Monday, April 28, 2025.

Check Amount: \$0.00

Cash: \$1,258.30


Other: \$0.00

Check #:

Credit: \$0.00

Other #:

Rendina John  
1330 Pierce Ave  
North Tonawanda, NY 14120

  
\_\_\_\_\_  
Kyle R. Andrews  
Niagara County Treasurer



1 of 2  
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**TOWN OF NIAGARA  
TOWN CLERK**

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**DATE: 5/14/2025**

**TO:**

**TOWN OF NIAGARA TOWN BOARD**

**FROM:**

**Charles E. Haseley, Building Inspector**

**DEPARTMENT:**

**Department of Inspections**

- Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Richard A. Dordas VP/JP. Morgan Chase Bank, NA. 1581 Military Road / Tax Map #'s 161.05-1-3.21

Three Town Board Member signatures required for adding Late Agenda items

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**BOARD ACTION:**

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TOWN CLERK**

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DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to accept the 2025 Annual Audit Report by Drescher & Malecki, LLC.

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