

**TOWN OF NIAGARA
TOWN BOARD MEETING
7105 Lockport Road
Niagara Falls, NY 14305**

MINUTES

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

PUBLIC HEARING

OPEN MEETING (Pledge, Prayer, Roll Call) @6:30pm

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

Supervisor Sylvia Virtuoso called the meeting to order with the Pledge of Allegiance.

Attached is a Memorial Page of all the deceased Town residents who passed away recently.

Roll Call:

Present: Deputy Supervisor Marc Carpenter, Councilman Mike Lee, Councilman Johnny Parks, Councilman Charles Teixeira

Absent:

Excused: Supervisor Sylvia Virtuoso

Also, present Melissa Cerrillo, Town Clerk

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)

-No speakers closed @ 6:33pm

APPROVAL OF MINUTES

1. Town Board Meeting of May 20th, 2025

Motion to approve by Councilman Parks, second by Councilman Teixeira

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$21,251.23

General Fund vouchers [A] \$129,109.69

Sewer Fund Pre-Pay vouchers [G] \$1,773.68

Sewer Fund vouchers [G] \$2,418.05

Water Fund Pre-Pay vouchers [F] \$563.33

Water Fund vouchers [F] \$2,218.43

Highway Fund Pre-Pay vouchers [DA] \$802.78
Highway Fund vouchers [DA] \$254,779.92
Fire Protection Pre-Pay vouchers [SF] \$0
Fire Protection vouchers [SF] \$46,268.22
Street Lighting Pre-Pay vouchers [SL] \$6,867.86
Street Lighting vouchers [SL] \$0
Trust & Agency Pre-Pay vouchers [TA] \$0
Trust & Agency vouchers [TA] \$4,933.12
Capital Projects Pre-Pay [H] \$0
Capital Projects vouchers [H] \$110,060.65

Motion to approve by Councilman Teixeira, second by Councilman Parks.
Ayes –Carpenter, Lee, Parks, Teixeira
Noes – none
Abstain – none

Motion carried.

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)

Motion to approve by Councilman Lee second by Councilman Parks.
Ayes –Carpenter, Lee, Parks, Teixeira
Noes – none
Abstain – none

Motion carried.

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.

Motion to approve by Councilman Teixeira second by Councilman Parks.
Ayes –Carpenter, Lee, Parks, Teixeira
Noes – none
Abstain – none

Motion carried.

3. Resolution to approve the Mowing contract for Niagara County roadways agreement between the Town of Niagara and Niagara County for three years May 1st,2025 - April 30th, 2028. (Sirianni)

Motion to approve by Councilman Lee second by Councilman Parks
Ayes –Carpenter, Lee, Parks, Teixeira
Noes – none

Abstain – none

Motion carried.

4. Resolution to accept the offer from David Gaines for the purchase of Gary Guiliani (Colonial Village) Park in the amount of \$30,000.00 pending Legislative approval for Park Alienation from New York State. (Virtuoso)

Motion to approve by Councilman Parks second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

5. 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

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

6. 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)

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

7. 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)

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

8. Resolution to accept the 2025 Annual Audit Report by Drescher & Malecki, LLC. (Virtuoso)

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

9. Resolution to approve the purchase of a 60” Kubota Mower under Sourcewell contract for \$12,079.72 as budgeted in the 2025 budget. (Sirianni)

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

10. AN AMENDING AND RESTATING BOND RESOLUTION, DATED JUNE 17, 2025, OF THE TOWN BOARD OF THE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK (THE “TOWN”) AMENDING THE BOND RESOLUTION THAT WAS ADOPTED ON MAY 20, 2025, AND AUTHORIZING A CAPITAL IMPROVEMENTS PROJECT CONSISTING OF THE RECONSTRUCTION OF AND CONSTRUCTION OF IMPROVEMENTS TO THE TOWN’S HIGHWAY GARAGE BUILDING, AT AN ESTIMATED MAXIMUM COST OF \$160,000 AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$160,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE SUCH PURPOSE, SUCH AMOUNT TO BE OFFSET BY ANY FEDERAL, STATE, COUNTY AND/OR LOCAL FUNDS RECEIVED, AND DELEGATING THE POWER TO ISSUE BOND ANTICIPATION NOTES IN ANTICIPATION OF THE SALE OF SUCH BONDS TO THE TOWN SUPERVISOR.

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

11. AN AMENDING AND RESTATING BOND RESOLUTION, DATED JUNE 17, 2025, OF THE TOWN BOARD OF THE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK (THE “TOWN”) AMENDING THE BOND RESOLUTION THAT WAS ADOPTED ON MAY 20, 2025, AND AUTHORIZING THE RECONSTRUCTION OF AND CONSTRUCTION OF IMPROVEMENTS TO THE ROADWAY AT THE CALVIN K. RICHARDS SENIOR/YOUTH ACTIVITY CENTER (PRIMARILY JOE ROTELLA WAY), AT AN ESTIMATED MAXIMUM COST OF \$90,000 AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$90,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE SUCH PURPOSE, SUCH AMOUNT TO BE OFFSET BY ANY FEDERAL, STATE, COUNTY AND/OR LOCAL FUNDS RECEIVED, AND

DELEGATING THE POWER TO ISSUE BOND ANTICIPATION NOTES IN
ANTICIPATION OF THE SALE OF SUCH BONDS TO THE TOWN SUPERVISOR.

Motion to approve by Councilman Lee second by Councilman Carpenter.

Ayes – Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

12. AN AMENDING AND RESTATING BOND RESOLUTION, DATED JUNE 17, 2025, OF THE TOWN BOARD OF THE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK (THE “TOWN”) AMENDING THE BOND RESOLUTION THAT WAS ADOPTED ON MAY 20, 2025, AND AUTHORIZING THE RECONSTRUCTION OF AND CONSTRUCTION OF IMPROVEMENTS TO THE PARKING LOT LOCATED AT THE TOWN HALL, HIGHWAY GARAGE, POLICE DEPARTMENT, AND WATER DEPARTMENT, AT AN ESTIMATED MAXIMUM COST OF \$450,000 AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$450,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE SUCH PURPOSE, SUCH AMOUNT TO BE OFFSET BY ANY FEDERAL, STATE, COUNTY AND/OR LOCAL FUNDS RECEIVED, AND DELEGATING THE POWER TO ISSUE BOND ANTICIPATION NOTES IN ANTICIPATION OF THE SALE OF SUCH BONDS TO THE TOWN SUPERVISOR.

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes – Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

TABLED

1. Resolution to adopt a new Town Logo

COMMENTS

Councilman Parks mentioned that July 4th is right around the corner, wishes for everyone to be safe and to leave the fireworks to the professionals. Deputy Supervisor Carpenter and Councilman Lee wished for everyone to have a safe 4th.

ADJOURNMENTS

Motion to adjourn by Councilman Teixeira, second by Councilman Parks. All in favor. Meeting adjourned at 6:43pm.

Respectfully Submitted,

Melissa Cerrillo

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam

John “Jack” Driscoll

Helen Delgrolice

Henrietta “Hank” D’Amore

Peter A. Valenti

Herman Boyer, III

Town Hall will be closed on Friday, July 4, 2025

PRO HOUSING COMMUNITIES' RESOLUTION

Councilman () moved and Councilman () 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 wellbeing; 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 the 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 supporting 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.