

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

**MINUTES**

**Tuesday, August 19th, 2025  
6:30 PM**

**PUBLIC HEARING**

1. Resolution to approve Local Law No. 2025-3 enacting a real property tax exemption for improvements to real property meeting certification standards for green buildings.

TABLED @ 6:33pm

(Public Hearing was opened, action was taken to TABLE proposed resolution, and the Public Hearing is to be kept OPEN)

**OPEN MEETING (Pledge, Prayer, Roll Call) @6:31pm**

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

Deputy Supervisor Marc Carpenter 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)*

Closed @ 6:36pm

Angelo J. Tomasello- of the Locke Group spoke in favor particularly for multifamily projects and that the availability of RPTL 470 will help give incentive to developers to build townhome communities that are “for sale” as opposed to “for rent”. He spoke about how challenging it is for those who are just starting out to be able to move out of their parent’s home and afford a new place of their own.

**APPROVAL OF MINUTES**

1. Town Board Meeting of July 15th, 2025

Motion to approve by Councilman Lee, second by Councilman Parks

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

### **PAYMENT OF THE BILLS**

General Fund Pre-Pay vouchers [A] \$76,875.39  
General Fund vouchers [A] \$110,010.61  
Sewer Fund Pre-Pay vouchers [G] \$1,627.83  
Sewer Fund vouchers [G] \$432,085.85  
Water Fund Pre-Pay vouchers [F] \$208.44  
Water Fund vouchers [F] \$4,029.42  
Highway Fund Pre-Pay vouchers [DA] \$346.81  
Highway Fund vouchers [DA] \$12,046.80  
Fire Protection Pre-Pay vouchers [SF] \$0.00  
Fire Protection vouchers [SF] \$92.82  
Street Lighting Pre-Pay vouchers [SL] \$6,479.53  
Street Lighting vouchers [SL] \$0.00  
Trust & Agency Pre-Pay vouchers [TA] \$0.00  
Trust & Agency vouchers [TA] \$26,402.05  
Capital Projects Pre-Pay [H] \$0.00  
Capital Projects vouchers [H] \$269,104.60

Motion to approve by Councilman Teixeira, second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

### **AGENDA**

1. Town Board Approval is requested for the following Budget Transfers Amendments to the 2025 Budget (Siegmann)  
From:  
A1110.4 Justice Contractual 75.00  
A1990.4 Contingency 50,692.00  
To:  
A1110.2 Justice Equipment 75.00  
A1950.4 Taxes 57.00  
A6410.4 Advertising 500.00  
A8010.4 Zoning Contractual 50,000.00  
A8030.4 Research Contractual 135.00

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira  
Noes – none  
Abstain – none

Motion carried.

2. Resolution to approve the Annual Special-Use Permit renewal requests of:
- Bell Atlantic/Verizon Small Cell Facility 145.20-1-15/CT1 1900 Military Rd.
  - Bell Atlantic/Verizon Small Cell Facility 145.20-1-15/CT2 1900 Military Rd.
  - Crown Castle Cell Tower 131.18-1-5/CT1 500 Mayle Court
  - Crown Castle Cell Tower 132.15-1-4/CT6 10420 Lockport Rd.

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira  
Noes – none  
Abstain – none

Motion carried.

3. Resolution to purchase a new 6” Flygt model 3127.060 sewer lift station pump from Fleet Pumps and Service to replace a model that broke. Cost of pump is \$19,155.00 and will come from the Sewer Lift Station Fund. (Beiter)

Motion to approve by Councilman Carpenter second by Councilman Teixeira

Ayes –Carpenter, Lee, Parks, Teixeira  
Noes – none  
Abstain – none

Motion carried.

4. Resolution to approve the Current and Adjusted Base Proportions pursuant to Article 19, real Property Tax Law. (Bird)

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira  
Noes – none  
Abstain – none

Motion carried.

5. Resolution to move the Playground Equipment from Colonial Drive/Gary Guiliani Park to Veterans Memorial Community Park. Cost not to exceed \$69,000.00 (Sirianni)

Motion to approve by Councilman Lee second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira  
Noes – none  
Abstain – none

Motion carried.

6. Resolution to change the Town of Niagara Logo. (Virtuoso)

Motion to approve by Councilman Parks second by Councilman Lee.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

7. Resolution to add the following names to the Active Roster. (Jasper)

-Matthew Grier

-James O'Neill

Motion to approve by Councilman Parks second by Councilman Teixeira.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

8. Resolution to re-appoint James Bird as Assessor for Town of Niagara. (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 hire Jeremy Tierney as HEO for the Highway Department as budgeted in the 2025 budget, with start date retroactive to August 11, 2025. (Sirianni)

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

## **TABLED**

1. Resolution for a change to Local Law, Town of Niagara Code, Chapter 245. Zoning (Haseley)

2. Resolution to approve Local Law No. 2025-3 enacting a real property tax exemption for improvements to real property meeting certification standards for green buildings. (Risman)
3. Discussion on changing pipe on driveway aprons and cost of permit because the amount of blacktop being used and an increase of the cost of blacktop. (Sirianni)
4. Resolution to discuss possible demolition and disposition of property owned by Wieslaw Walawender at 2920 Birch Avenue and nearby other parcels. (Virtuoso)
5. Resolution to discuss concerns of e-bikes and scooters and their use on public Town roads. (Carpenter)

## COMMENTS

No comments from Councilman Lee and Councilman Teixeira at this time. Councilman Parks mentioned how great the Town Park is looking, and thanked Rick Sirianni and his employees for all of their hard work. He spoke about the concerts and thanked all the employees for all their help making this year's concert series a success. Deputy Supervisor Carpenter gave praise to Brian Beiter and the water department for their quick work with the water main break that happened over the weekend. He congratulated Jeremy Tierney and welcomed him aboard and echoed Councilman Parks comments about how beautiful the park is.

## ADJOURNMENTS

Motion to adjourn by Councilman Teixeira, second by Councilman Parks. All in favor. Meeting adjourned at 6:51pm.

Respectfully Submitted,

*Melissa Cerrillo*

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

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

In Memoriam

**Dorothy D. Faddoul**  
**Elizabeth "Betty" Cancilla**  
**Jason D. Coram**  
**Margaret R. Ognibene**  
**Rose Marie Robinson**  
**Sadie Jean Kotovich**  
**Theodore P. Bauer**  
**William K. Biro**

Town of Niagara Town Board  
Minutes at Special Meeting  
August 12, 2025

On August 12, 2025, at 7:50 p.m., Town Board Member Michael Lee voted to convene a special meeting of the Town Board to address an emergency resulting from a fire at 6309 Manor Road. The motion was seconded by Town Board Member Johnny Parks. The motion was passed unanimously by all three Board members in attendance including Deputy Supervisor Marc Carpenter.

A presentation was made by Code Enforcement Officer Charles Haseley concerning the dangerous and unsafe condition resulting from a fire at the previously condemned building at 6309 Manor Road.

A motion to declare the property at 6309 Manor Road a public nuisance, unsafe and in need of an emergency demolition to protect nearby residents and the public pursuant to Town of Niagara Town Code Section 121(8) and to assess all the costs against the property pursuant to Town Code Section 121(6) was made by Town Board Member Johnny Parks and seconded by Town Board Member Michael Lee. The motion passed unanimously with all three Board members in attendance voting in the affirmative.

At 7:54 p.m., a motion to adjourn the meeting was made by Board Member Michael Lee and seconded by Board Member Johnny Parks. The motion passed unanimously.