

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

MINUTES

**Tuesday, September 16th, 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: Supervisor Sylvia Virtuoso, Deputy Supervisor Marc Carpenter, Councilman Mike Lee, Councilman Johnny Parks, Councilman Charles Teixeira

Absent:

Excused:

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 @ 6:41pm

Dean Scirri of 6405 Elas Place spoke about the reassessment done by GAR in May. He stated he received a letter stating his assessment went up and asked if the assessment were going off negotiated values of assessments. Supervisor Virtuoso discussed the process and with a few more questions from Dean and Supervisor Virtuoso, Supervisor Virtuoso suggested they schedule a meeting with Jim Bird (the Town Assessor) to further answer any questions. Dean provided his phone number and said he is looking forward to the meeting.

APPROVAL OF MINUTES

1. Town Board Meeting of August 19th, 2025

Motion to approve by Councilman Teixeira, second by Councilman Carpenter

Ayes –Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain-Virtuoso

2. Town Board Special Meeting Minutes of August 12th, 2025

Motion to approve by Councilman Carpenter, second by Councilman Parks

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

Motion carried.

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$113,772.16
General Fund vouchers [A] \$72,128.12
Sewer Fund Pre-Pay vouchers [G] \$566.86
Sewer Fund vouchers [G] \$4,632.91
Water Fund Pre-Pay vouchers [F] \$900.21
Water Fund vouchers [F] \$18,338.26
Highway Fund Pre-Pay vouchers [DA] \$815.39
Highway Fund vouchers [DA] \$7,652.46
Fire Protection Pre-Pay vouchers [SF] \$0.00
Fire Protection vouchers [SF] \$92.82
Street Lighting Pre-Pay vouchers [SL] \$6,414.54
Street Lighting vouchers [SL] \$0.00
Trust & Agency Pre-Pay vouchers [TA] \$0.00
Trust & Agency vouchers [TA] \$1,648.00
Capital Projects Pre-Pay [H] \$0.00
Capital Projects vouchers [H] \$101,594.29

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

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

Motion carried.

AGENDA

1. Resolution to direct the Town Attorney to send a notice to the property owner of 2920 Birch Avenue to schedule a hearing concerning the dangerous building at 2920 Birch Avenue pursuant to Town Code Chapter 121. Scheduling a Public Hearing for November 18th, 2025. (Risman)

Motion to approve by Councilman Teixeira second by Councilman Lee.

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

Motion carried.

2. TOWN BOARD APPROVAL IS REQUESTED FOR THE FOLLOWING BUDGET TRANSFER/AMENDMENTS TO THE 2025 BUDGET:

From:

A1420.04	ATTORNEY CONTRACT	1,542.00
A1440.04	ENGINEERING CONTRACT	250.00
A1640.04	CENTRAL GARAGE CONT	7,167.65
A1990.04	CONTINGENCY	19,308.00
A5010.01	HWY SUPERINTEND PAY	2,500.00
A7310.04	RECREATION CONTRACT	933.00
To:		
A3620.02	INSPECTIONS EQUIP	19,215.00
A6410.04	ADVERTISING	1,700.00
A7310.02	RECREATION EQUIP	933.00
A8020.04	PLANNING CONTRACT	250.00
A8030.04	RESEARCH CONTRACT	135.00
A8160.04	SANITATION PAYROLL	2,500.00
A8810.04	CEMETERIES CONTRACT	2,500.00
A9950.09	TRANS TO CAPITAL PRO	4,467.65

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

3. TOWN BOARD APPROVAL IS REQUESTED FOR THE FOLLOWING BUDGET TRANSFER/AMENDMENTS TO THE 2025 BUDGET:

From:

SF9040.08	COMPENSATION FUND	3,600.00
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To:

SF3410.04	FIRE PROTECTION CONTRACT	3,600.00
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Motion to approve by Councilman Parks second by Councilman Carpenter

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

4. TOWN BOARD APPROVAL IS REQUESTED FOR THE FOLLOWING BUDGET TRANSFER/AMENDMENTS TO THE 2025 BUDGET:

From:

G8120.04	SANITARY SEWER CONTRACT	10,700.00
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G9040.08	WORKERS COMPENSATION	40,000.00
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To;

G8130.41	SEWER TREATMENT & DISPOSAL	10,700.00
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G9060.08	HOSPITAL AND MEDICAL INSURANCE	40,000.00
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Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

5. TOWN BOARD APPROVAL IS REQUESTED FOR THE FOLLOWING BUDGET TRANSFER/AMENDMENTS TO THE 2025 BUDGET:

From:
DA5140.04 MISC CONTRACTUAL 15,000.00
To:
DA9040.08 WORKERS COMPENSATION 15,000.00

Motion to approve by Councilman Carpenter second by Councilman Teixeira.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

6. TOWN BOARD APPROVAL IS REQUESTED FOR THE FOLLOWING BUDGET TRANSFER/AMENDMENTS TO THE 2025 BUDGET:

INCREASE
A2012 CONCESSION SALES 5,000.00
INCREASE
A7140.04 RECREATION CONCESSION 5,000.00

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

7. Resolution to add Joshua Wiatr to the Niagara Active Hose Roster. (Jasper)

Motion to approve by Councilman Carpenter second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

8. Resolution for reporting the Standard Work Day and Reporting for Elected and Appointed Officials who are members of the Retirement System for any new or subsequent term of office.
Listed on this resolution to include:

- Town Councilman Charles F Teixeira
- Town Councilman Michael Lee
- Town Councilman Johnny Parks
- Town Clerk/Tax Collector Melissa M Cerrillo
- Town Justice Samuel S Gatto

Motion to approve by Councilman Teixeira second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

9. Resolution to approve the buyout of the 2022 Dodge Ram 1500 (VIN-1C6RRFMG7NN420377) Building Department truck for \$28,551.86. (Haseley)

Motion to approve by Councilman Carpenter second by Councilman Teixeira.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

10. Resolution for a conditional offer of employment to Anthony M. Miller as a part-time police officer pending successful completion of phase 2 of the police academy training and meeting all PPA Act requirements. (Guiliani)

Motion to approve by Councilman Teixeira second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Lee, Parks, Teixeira

Noes – none

Abstain – none

Motion carried.

11. Resolution to call for a Public Hearing for the 2026 Town of Niagara Budget on October 21st, 2025 at 6:30 pm. (Virtuoso)

Motion to approve by Councilman Teixeira second by Councilman Carpenter.

Ayes –Virtuoso, 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. 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)

COMMENTS

Councilman Lee congratulated Anthony Miller on becoming a Town Police officer and welcomed him to the family. He also gave thanks to the Highway and Water Department for all their hard work with the Town parking lot. Councilman Carpenter welcomed Anthony to our police department and said he appreciates that he is young and eager to work. He thanked both the water and highway departments for their excellent work with the Town parking lot and thanked Rick Sirianni for the great leadership. Councilman Teixeira was happy to welcome another new employee to the Town. He thanked the highway and water departments for not only saving the Town money but told them to be extra proud of the work they have done. He commended them for showing up and doing such a great job every day, giving them a lot of credit and reiterated that their hard work is very much appreciated. Councilman Parks gave praise to the highway department for stepping forward and doing such a great job, and that all of their hard work does not go unnoticed. Supervisor Virtuoso said she knows she is hard to please, but has to say that the job our Highway department did on this parking lot is perfect! She mentioned Brian and the water department for fixing everything and seeing everyone work together was amazing. She wished Anthony good luck and congratulated him for working with the best police department. She also mentioned the Parks department and all the work they do and is happy to have such a great work family.

ADJOURNMENTS

Motion to adjourn by Councilman Carpenter, second by Councilman Teixeira. All in favor. Meeting adjourned at 6:54pm.

Respectfully Submitted,

Melissa Cerrillo

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam

Richard Alan Linton
Catherine Conrad Velzy

RECEIVED

OCT 17 2025

**TOWN OF NIAGARA
TOWN CLERK**

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

**MINUTES
Special Town Board Meeting
Wednesday, October 15, 2025
6:30 PM**

Roll Call:

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

Also present Mike Risman, Town Attorney

Motion to go into a Special meeting at 7:15pm by Councilman Carpenter, second by Council Teixeira. All in favor.

Motion by Councilman Teixeira second by Councilman Carpenter for the following:

Resolution to approve assignment of Calibrant Pine Avenue landfill solar project PILOT Agreement to KeyBank and authorize the Town Supervisor to sign the Consent to Assignment form. (Risman)

All in favor. Motion carried.

Motion to adjourn by Councilman Carpenter, second by Councilman Lee. All in favor. Meeting ended at 7:17pm

Respectfully Submitted by Supervisor Sylvia Virtuoso