

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

**MINUTES
Tuesday, March 17th, 2026
6:30 PM**

PUBLIC HEARING

1. Resolution for the proposed amendments to the Town of Niagara Code, Chapter 245 Zoning.
Opened 6:30pm – Closed 6:32pm

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 Bob Herman, Councilman Johnny Parks

Absent:

Excused: Councilman Mike Lee

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

Nancy Gatto-4746 Hermitage Street asked what the approved lot size was for properties that are now being sold. Charles Haseley stated that the lot size was changed to 80 in October.

Rick Gatto-4746 Hermitage Street asked if the Town could look into using Brine tankers for brining the streets instead of using rock salt. He stated that Towns like Tonawanda and East Auora have been using it, along with the Water Board, stating that it's cheaper and less corrosive.

APPROVAL OF MINUTES

1. Town Board Meeting of February 17th, 2026
Motion to approve by Councilman Carpenter, second by Councilman Parks

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain-none

Motion carried.

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$65,596.24
General Fund vouchers [A] \$72,922.91
Sewer Fund Pre-Pay vouchers [G] \$1,338.12
Sewer Fund vouchers [G] \$3,741.89
Water Fund Pre-Pay vouchers [F] \$1,186.80
Water Fund vouchers [F] \$10,283.81
Highway Fund Pre-Pay vouchers [DA] \$65.97
Highway Fund vouchers [DA] \$21,862.04
Fire Protection Pre-Pay vouchers [SF] \$248,000.00
Fire Protection vouchers [SF] \$114.22
Street Lighting Pre-Pay vouchers [SL] \$15,833.27
Street Lighting vouchers [SL] \$0.00
Trust & Agency Pre-Pay vouchers [TA] \$0.00
Trust & Agency vouchers [TA] \$1,763.51
Capital Projects Pre-Pay [H] \$0.00
Capital Projects vouchers [H] \$9,895.00

Motion to approve by Councilman Parks, second by Councilman Carpenter.
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

AGENDA

1. Resolution to approve the proposed amendments to the Town of Niagara Code, Chapter 245 Zoning. (Haseley)

Motion to approve by Councilman Parks second by Councilman Carpenter.
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

2. Resolution to approve the Annual-Special-Use permit renewal requests of :
 - Pages Auto 3700 Lockport Rd. #144.27-2-37

Motion to approve by Councilman Carpenter second by Councilman Herman.
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

3. Resolution to schedule a hearing on April 21, 2026, at 6:30P.M. pursuant to Chapter 121-6 of the Town Code concerning why the property at 6701 Elsa Place should not be repaired, vacated or demolished. (Risman)

Motion to approve by Councilman Carpenter second by Councilman Herman
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

4. Resolution to schedule a hearing on April 21, 2026, at 6:30P.M. pursuant to Chapter 121-6 of the Town Code concerning why the property at 3002 Rhode Island Avenue should not be repaired, vacated or demolished. (Risman)

Motion to approve by Councilman Carpenter second by Councilman Herman
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

5. Resolution to schedule a hearing on April 21, 2026, at 6:30P.M. pursuant to Chapter 121-6 of the Town Code concerning why the property at 3488 Rhode Island Avenue should not be repaired, vacated or demolished. (Risman)

Motion to approve by Councilman Parks second by Councilman Carpenter.
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

6. Resolution to schedule a hearing on April 21, 2026, at 6:30P.M. pursuant to Chapter 121-6 of the Town Code concerning why the property at 6321 Edgewood Drive should not be repaired, vacated or demolished. (Risman)

Motion to approve by Councilman Herman second by Councilman Carpenter.
Ayes –Virtuoso, Carpenter, Herman, Parks
Noes – none
Abstain – none

Motion carried.

7. Resolution to set the engineer Cost Recovery deposit and Fee schedule per zoning districts as follow; (Haseley)

Type of Zoning Class -----Fee Required if --Engineering Reimbursement fee deposit

Neighborhood Residential (NR) & Mixed Residential (MR).....All Cases.....	\$1000.00 plus \$100.00 per lot or dwelling unit
Neighborhood Mixed – use (NM-U) & Corridor Mix – Use (CM-U) &	
Commercial (C)	All Cases.....\$5000.00
Mixed Industrial (MI).....	All Cases.....\$10,000.00
Industrial (I).....	All Cases.....\$25,000.00 or \$5000.00 per acre whichever is greater
Natural Resources & Open Space (NRO).....	All Cases.....\$2,000.00

Motion to approve by Councilman Carpenter second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks
 Noes – none
 Abstain – none

Motion carried.

8. Resolution to set the Department of Inspections Fee schedule for the permitting of temporary outdoor storage canisters at: (Hasley)

- Typical moving canister.....\$ N/C
- Accessory temporary storage canisters used in conjunction with an open Town issued construction permit:
- Residential.....\$100.00
 - All Others.....\$250.00

Motion to approve by Councilman Herman second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks
 Noes – none
 Abstain – none

Motion carried.

9. Resolution to accept Town dedication of the newly installed 8” watermain and fire hydrants on Tuscarora south off Lockport Road installed by Cerrone Inc. (by air base entrance) As per recommendation and inspections done by Town Engineers (GHD) (Beiter)

Motion to approve by Councilman Herman second by Councilman Carpenter.

Ayes –Virtuoso, Carpenter, Herman, Parks
 Noes – none
 Abstain – none

Motion carried.

10. Resolution to update the Town of Niagara Employee/Elected Official Out of Town Travel Expense Guidelines. (Virtuoso)

Motion to approve by Councilman Parks second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

11. Resolution to approve the Annual Special-Use permits renewal request of: (Haseley)

- Firestone/Bridgestone 2311 Military Road 145.16-32 Auto Repair Garage

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

12. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Bison Turf Equipment Inc. 2212 Military Road. Tax Map #145.20-1-4 (Haseley).

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

13. Resolution to approve the final site plan request of Bison Turf Equipment Inc. contingent upon current area variance request is approved as submitted by the Towns Zoning Board of Appeal. 2212 Military Road. Tax Map #145.20-1-4. (Hasley)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

14. Resolution to approve the Agreement between the Town of Niagara and the New York Power Authority to extend the Agreement for the sale of low-cost Niagara Project Hydroelectric power and energy to the Niagara Project Host Communities, including the Town of Niagara for an additional fifteen (15) years. The Agreement will guarantee that the Host Communities will receive the lowest price available. Also attached is a

summary of the agreed upon revisions to the Agreement which were negotiated by Deputy County Attorney Thomas Burgasser. (Risman)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

15. Resolution to adopt the NYS Deferred Compensation Plan, offered by representative Mark Wallace.

Background: Employee funds will move from our current Nationwide Deferred Compensation model plan to the New York State Deferred Compensation Plan.

All employees invested in the current plan met with new representative, Mark Wallace, and voted 26 to 0 in favor of switching to the larger NYS Plan.

Employees not invested are encouraged to join.

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

16. A BOND RESOLUTION, DATED MARCH 17, 2026, OF THE TOWN BOARD OF THE TOWN OF NIAGARA, NIAGARA COUNTY, NEW YORK (THE "TOWN"), AUTHORIZING THE ACQUISITION OF EQUIPMENT, MACHINERY AND APPARATUS FOR USE BY THE TOWN (HIGHWAY DEPARTMENT), AT AN ESTIMATED MAXIMUM COST OF \$698,000 AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$698,000 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 Parks second by Councilman Carpenter.

Ayes –Virtuoso, Carpenter, Herman, Parks

Noes – none

Abstain – none

Motion carried.

TABLED

1. Resolution to approve the Annual Special-Use permits renewal request of: (Haseley)
 - Georges Towing 2501 Military Rd. #145.12-3-26
 - Kachs Auto 4800 Witmer Rd. #130.15-2-45
2. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Jacob Calabrese on Marathon Engineering for Niagara Hyundai Motor Vehicle Dealership. 2540 and 2500 Military Rd. Tax Map #'s 145.15-1-6.1&7 (Haseley)
3. Resolution to approve the final site plan request of Jacob Calabrese of Marathon Engineering for Niagara Hyundai Motor Vehicle Dealership. 2540 and 2500 Military Rd. Tax Map #'s 145.15-1-6.1&7 (Haseley)

COMMENTS

No comments from Councilman Herman at this time. Councilman Carpenter thanked the water and sewer for doing a great job with the emergency repair work going on in front of Wegmans. He also thanked Rick and the Highway crew for the great job keeping the Town streets clean this winter. Councilman Parks mentioned the letters the Fire Department sent out, asking for our residents to help support them. Our fire department is a volunteer group, and any donations are greatly appreciated. Supervisor Virtuoso also spoke about the letter from the Fire Department and asked our residents to hit the donate button, any amount will help and is truly valued. She thanked water/sewer for all of their hard work throughout the days and nights keeping things under control until we got a company to do the repairs. Supervisor Virtuoso praised highway employees James Kilbride and Stephen Perri for going above and beyond when they assisted an elderly town resident after seeing him down in his driveway.

ADJOURNMENTS

Motion to adjourn by Councilman Carpenter, second by Councilman Herman. All in favor. Meeting adjourned at 6:56pm.

Respectfully Submitted,

Melissa Cerrillo

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam

Mary Sullivan

JoAnn Driscoll

Ryan Pasisz

Frederick Clark Jr.

Dante Cipollitti

Angelo Bauer

Mary Flood

Carol Love

