

**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**  
**August 20th, 2024 @ 6:30PM**  
**AGENDA**

***WORK SESSION***

**Wednesday August 14<sup>th</sup> 2024 @ 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)*  
*Supervisor Virtuoso called the meeting to order with the Pledge of Allegiance.*

**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 July 10th, 2024

**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] \$0  
Trust & Agency Pre-Pay vouchers [TA] \$  
Trust & Agency vouchers [TA] \$  
Capital Projects Pre-Pay [H] \$  
Capital Projects vouchers [H] \$

## AGENDA

1. Discussion on milling and repaving the entire Tow of Niagara Parking Lot. (Sirianni)
2. Discussion and update regarding the ongoing 2025 Town of Niagara Reassessment Project. (Bird)
3. Resolution to appoint Judy Villani, Stephanie Tobey and Janet Edwards to the Town of Niagara Board of Ethics. (Virtuoso)
4. Resolution to approve the Adjusted Base Proportions for the 2025 Tax Levy. (Virtuoso)
5. Resolution to schedule a public hearing on Septmeber, 2024 at 6:30pm to consider passage of Local Law No. 2024-4 adopting a one-year moratorium on Cryptocurrency Mining, Data Processing Centers, and Battery Energy Storage Systems in the Town of Niagara, which may be extended in increments up to six months for a total of two years by resolution of the Town Board. (Risman)
6. Resolution to acknowledge the Town Building Inspectors notice of a health hazard existing at 8204 Richmond Ave., and the failure by the owner of 8204 Richmond Ave. upon written notice to eliminate the same. Whereas, it is further hereby authorized that the appropriate Town departments/designee with the aid of the Town Attorney proceed with the elimination of said health hazard. Accurate account of all expenses to include but not limited to labor cost equipment, materials used, and attorney fees shall be collected in the manner provided for in sect: 178-17C of the Town of Niagara Code. (Haseley)
7. Resoulution to approve the annual Special-Use Permit renewal requests of:  
Mr. Tire 1715 Military Road 161.05-1-2  
LJ Hair Design 8310 Lockport Road 132.17-1-9  
SAI Group 1900 Military Road 145.20-1-15  
George Satarian 4250 Witmer Road 130.15-4-2  
Expressway Village 2740 Service Road 145.10-3-15  
Kachs Auto Service 4800 Witmer Road 130.15-2-45  
(Haseley)
8. Resolution to accept the resignation of Jason J. Cafarella, Esq. as Town Prosecutor effective August 31, 2024. (Virtuoso)
9. Resolution to appoint Michael E. Benedict, Esq. as Town Prosecutor effective September 1, 2024. (Virtuoso)
10. Resolution to approve a conditional offer of full-time employment to Michael Sheehan as a full-time police officer following all PPA Act requirements and assigning him to the Niagara County Law Enforcement Academies 83<sup>rd</sup> session which commences on September 3<sup>rd</sup>, 2024.

(Guiliani)

11. Resolution to approve a conditional offer of full-time employment to Evan Volmrich as a full-time police officer following all PPA Act requirements and assigning him to the Niagara County Law Enforcement Academies 83<sup>rd</sup> session which commences on September 3<sup>rd</sup>, 2024. (Guiliani)
12. Resolution to set the non-refundable application fee/s for required Development in a Flood Plain permits administered through the Town of Niagara Department of Inspections as follows:

<u>Districts/Use</u>	<u>Fee</u>
<u>Residential-----</u>	<u>\$250.00</u>
<u>Commercial-----</u>	<u>\$300.00</u>
<u>Industrial-----</u>	<u>\$500.00</u>

(Haseley)

13. Discussion about the Solar Simplified program. (Virtuoso)
14. Resolution to conditionally approve Haylei Till as a full-time police officer pending all PPA requirements and assigning her to the Niagara County Law Enforcement Academy starting on September 3<sup>rd</sup>, 2024. (Guiliani)

**TABLED**

**COMMENTS**

**ADJOURNMENTS**

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

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

**In Memoriam**



**RECEIVED**

JUL 29 2024

**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: 07/29/2024  
TO: TOWN BOARD  
FROM: Richard Sirianni  
DEPARTMENT: HIGHWAY

Type or print agenda item in box below:

Discussion on milling and repaving the entire Town of Niagara Parking lot.

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

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




**RECEIVED**

JUL 29 2024

**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: 07/29/2024  
TO: TOWN BOARD  
FROM: Jim Bird   
DEPARTMENT: ASSESSOR

Type or print agenda item in box below:

Discussion and update regarding the ongoing 2025 Town of Niagara Reassessment Project.

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

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



**RECEIVED**

JUL 29 2024

**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: August 2024**  
**TO: Town Board**  
**FROM: Sylvia Virtuoso**  
**DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to appoint Judy Villani, Stephanie Tobey and Janet Edwards to the Town of Niagara Board of Ethics.

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

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

*Town of Niagara, NY  
Monday, July 22, 2024*

## Chapter 36. Ethics, Code of

### Article III. Board of Ethics

#### § 36-6. Board established; membership.

There is hereby established a Board of Ethics consisting of three members to be appointed by the Town Board, all of whom reside in the Town of Niagara and who shall serve without compensation and at the pleasure of the Town Board of the Town of Niagara. A majority of such members shall be persons other than town employees but shall include at least one member who is an elected or appointed town employee of the Town of Niagara.

#### § 36-7. Duties.

The Board of Ethics established hereunder shall render advisory opinions to town employees on written request and, upon request of the Town Board, make recommendations to such Town Board as to any amendments of this chapter. The opinions of the Board of Ethics shall be advisory and confidential and in no event shall the identity of the town employee be disclosed except to authorized persons and agencies. Such opinions shall be on the advice of counsel employed by the Board of Ethics or, if none, of the Town Attorney.

#### § 36-8. Rules and regulations; records.

Such Board of Ethics upon its formation shall promulgate its own rules and regulations as to its form and procedures and shall maintain appropriate records of its opinions and proceedings.

## Board of Ethics

Stephanie Tobey <stobey745@roadrunner.com>

Wed 7/3/2024 3:39 PM

To:Info <info@townofniagara.com>

Cc:Sylvia Virtuoso <svirtuoso@townofniagara.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am writing in regard's to the Board of Ethics committee. As a long time resident of the Town of Niagara I would like to become more involved in my wonderful community. I was able to speak to Sylvia regarding the qualifications and would love to assist.

At this time I am asking for your consideration to be in the running to becoming a member of the committee.

Should you have any further questions I can be reached at 717-622-4882.

Kind Regards,

Stephanie M Tobey.

Sent from my iPhone



**RECEIVED**

JUL 19 2024

**TOWN OF NIAGARA  
TOWN CLERK**

July 19, 2024

To Whom It May Concern:

I'm writing in regards to seeking a placement on the Town of Niagara's Board of Ethics. I have been a member of the Town for 44 years as an outstanding responsible citizen. My experience and education offers a wide range of knowledge in ethics and understanding that will enhance the position you are wishing to fill. I have previously been employed in community agencies, banking, retail, education and healthcare industries of which I have acquired a broad range of understanding in. My goal with this position would be to offer a fair and clear direction of the Town's needs for future positive development.

Thank you for your consideration.

Sincerely,



Judy Villani

1696 Jane drive

Niagara Falls NY 14304

716.579.3438



**RECEIVED**  
JUL 22 2024  
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: 7/22/24  
TO: Town Board  
FROM: Jim Buel, Assessor  
DEPARTMENT: Assessor

Type or print agenda item in box below:

Resolution to approve the  
Adjusted Base Proportions for  
the 2025 IN Levy

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

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

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR

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

To: Sylvia Virtuoso, Supervisor

From: Jim Bird, Assessor

Date: July 19, 2024



This is preliminary figures, ABP have not been approved as of above date.

Adjusted Base Proportions (to be used to apportion the 2025 tax levy between the Homestead and Non-Homestead classes)

	Homestead	Non-Homestead
Highway/Town	38.4649	61.5351
Fire (FD301)	33.1715	66.8285
Lighting (LD301)	33.1803	66.8197
Refuse (RD301)	34.1752	65.8248
Water (WD301)	34.7040	65.2960

	Taxable Values	
	Homestead	Non-Homestead
Highway/Town	159,230,725	120,723,680
Fire	164,510,360	164,123,865
Lighting	164,510,360	164,001,065
Refuse	164,510,360	156,853,824
Water	164,510,360	164,289,465
Sewer*	163,681,760	161,872,145

\*The total taxable value for the Sewer district is \$ 325,553,905

Also attached are the Local Adjustments to the adjusted base proportions. If you chose to use any of these percentages please let me know as soon as possible, as they need to be approved and sent to the Office of Real Property Tax Service.

cc: Jackie Siegmann

NYS Tax Department  
Office of Real Property Tax Services  
Attention: Joe Cavuoto  
WA Harriman Campus  
Albany, NY, 12227

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RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES  
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

07/15/24

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND  
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE  
LEVY OF TAXES ON THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit  
Name of Portion

Town of Niagara, 293000  
Town of Niagara, 293000

DETERMINATION OF BASE PERCENTAGES

	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages C/sum of C
Section I				
Homestead	84,898,678	88.97	95,423,938	44.3987
Nonhomestead	102,304,865	85.61	119,501,069	55.6013
Total	187,203,543		214,925,007	100.0000

DETERMINATION OF CURRENT PERCENTAGES

	(E) Prior Year Taxable Assessed Value	(F) Prior Year Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages G/sum of G
Section II				
Homestead	158,312,647	36.04	439,269,276	49.9840
Nonhomestead	120,656,444	27.45	439,549,887	50.0160
Total	278,969,091		878,819,163	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion	(O) Current Base Proportion
Section III							
Class		I*(H/D)	J(sum of J)			L*(1.05)	
Homestead	33.1415	37.3107	38.2858	41.3576	-7.42741	38.4255	
Nonhomestead	66.8585	60.1424	61.7142	58.6424	5.2382	61.5745	
Total	100.0000	97.4530	100.0000	100.0000		100.0000	

signature

title

date

16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL  
FOR THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit: Town of Niagara, 293000  
Name of Portion: Town of Niagara, 293000  
Reference Roll: 2023  
Levy Roll: 2024

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES,  
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes	(E) Total Surviving Assessed Value on the Reference Roll	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes	(I) Change in Level of Assessment Factor	(J) the clerk of the legislative body of the approved assessing unit identified above, hereby certifies that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.
Homestead	164,379,560	146,800	0	146,800	164,379,560					
Nonhomestead	117,029,104	545,100	167,400	377,700	116,861,704					

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

	(J) Taxable Assessed Value on the Levy Roll Exclude R.S. 5	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor	(P) Signature	(Q) date
Homestead	159,230,725	159,286,153	0	159,286,153	158,312,647	1.0061		
Nonhomestead	115,156,886	115,812,181	5,394,352	121,196,533	120,656,444	1.0045		

COMPUTATION OF ADJUSTED BASE PROPORTIONS

	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P/O)	(R) Adjusted Base Proportions
Homestead	38.4255	38.6618	38.4649
Nonhomestead	61.5745	61.8501	61.5351
Total	100.0000	100.5119	100.0000

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES  
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

07/15/24

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND  
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE  
LEVY OF TAXES ON THE 2024 ASSESSMENT ROLL

Approved Assessing Unit Town of Niagara, 293000  
Name of Portion Niagara Fire District, 293071

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

	(A)	(B)	(C)	(D)
1989	1989	1989	Estimated	Base
Taxable	Taxable	Class	Market	Percentages
Assessed Value	Equalization Rate	Value	A/(B/100)	(C/sum of C)
Class				
Homestead	92,960,700	88.97	104,485,445	44.4485
Nonhomestead	111,794,239	85.61	130,585,491	55.5515
Total	204,754,939		235,070,936	100.0000

DETERMINATION OF CURRENT PERCENTAGES

	(E)	(F)	(G)	(H)
Prior Year	Prior Year	Class	Estimated	Current
Taxable	Taxable	Class	Market	Percentages
Assessed Value	Equalization Rate	Value	E/(F/100)	(G/sum of G)
Class				
Homestead	163,960,560	36.04	454,940,511	43.8482
Nonhomestead	159,922,142	27.45	562,594,324	56.1518
Total	323,882,702		1,037,534,835	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

	(I)	(J)	(K)	(L)	(M)	(N)	(O)
Local Base	Updated	Prospective	Adjusted	% difference	Maximum	Current	Current
Proportion	Local Base	Current Base	Base Proportion	between prior	Current	Base Proportion	
for the	Proportion	Proportion	used for	Adjusted	Base Proportion		
1990		Part (J)	Prior Tax Levy	Base Proportion			
Assessment Roll		to 100.00	and Prospective	Current			
Class							
	I*(H/D)	(J/sum of J)	(K/L)-1*100	(L*1.05)			
Homestead	34,3107	33.8473	33.7641	-7.62938		33.7641	
Nonhomestead	65.6893	66.3991	66.2359	63.4471		66.2359	
Total	100.0000	100.2464	100.0000	100.0000		100.0000	

I, the clerk of the legislative body of the approved  
assessing unit identified above, hereby certify  
that the legislative body determined on  
base percentages, current percentages, and  
current base proportions as set forth herein for the  
assessment roll and portion as identified above.

signature

title

date

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES  
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL  
FOR THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit: Town of Niagara, 293000  
Name of Portion: Niagara Fire District, 293071  
Reference Roll: 2023  
Levy Roll: 2024

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES,  
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total	(B) Total	(C) Total	(D) Net	(E) Surviving
Assessed Value on the Reference Roll	Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	Assessed Value of Physical and Quantity Changes between the Reference Roll and Levy Roll	Assessed Value of Physical and Quantity Changes between the Reference Roll and Levy Roll	Assessed Value on the Reference Roll
Class: Exclude Roll Sec. 558	Exclude Roll Sec. 558	Exclude Roll Sec. 558	Exclude Roll Sec. 558	(B-C)	(A-C)
Homestead	164,379,560	146,800	0	146,800	164,379,560
Nonhomestead	117,029,104	545,100	167,400	377,700	116,861,704
	(F)	(G)	(H)	(I)	
Total	Total	Total	Net	Change in Level of Assessment Factor	
Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	Equalization Changes	Change in Level of Assessment Factor	
Class: Exclude Roll Sec. 558	Exclude Roll Sec. 558	Exclude Roll Sec. 558	(F-G)	(H)(I)*1	
Homestead	110,200	167,400	(67,200)	0.9997	
Nonhomestead	66,300	746,735	(681,435)	0.9943	

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

	(J) Taxable	(K) Taxable	(L) Assessed Value of Special Franchise on the Levy Roll	(M) Total Taxable	(N) Taxable	(O) Class Adjustment Factor
Assessed Value on the Reference Roll	Assessed Value on the Levy Roll	Assessed Value on the Levy Roll	Assessed Value on the Levy Roll	Assessed Value on the Levy Roll	Assessed Value on the Levy Roll	Class Adjustment Factor
Class: Exclude R.S. 5	Exclude R.S. 5	Exclude R.S. 5	Exclude R.S. 5	Exclude R.S. 5	Exclude R.S. 5	
Homestead	164,510,360	164,567,625	0	164,567,625	163,960,560	1.0037
Nonhomestead	158,556,871	159,459,408	5,384,362	164,843,769	159,922,142	1.0308

COMPUTATION OF ADJUSTED BASE PROPORTIONS

	(P) Current	(Q) Current	(R) Adjusted
Base Proportions	Base Proportions	Base Proportions	Adjusted Base Proportions
Class: Homestead	33,7641	33,8892	33,1715
Nonhomestead	66,2359	68,2743	66,8285
Total	100,0000	102,1634	100,0000

signature

title

date



07/15/24

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES  
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND  
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE  
LEVY OF TAXES ON THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit Town of Niagara, 293000  
Name of Portion Niagara Lighting District, 293072

DETERMINATION OF BASE PERCENTAGES

	(A)	(B)	(C)	(D)
Section I	1989	1989	Estimated Market Value	Base Percentages
Taxable Assessed Value		Class Equalization Rate		
Class			A/(B/100)	C/(sum of C)
Homestead	92,960,700	88.97	104,485,445	44.4485
Nonhomestead	111,794,239	85.61	130,585,491	55.5515
Total	204,754,939		235,070,936	100.0000

DETERMINATION OF CURRENT PERCENTAGES

	(E)	(F)	(G)	(H)
Section II	Prior Year Taxable Assessed Value	Prior Year Class Equalization Rate	Estimated Market Value E/(F/100)	Current Percentages
Class				(G/sum of G)
Homestead	164,439,260	36.04	456,288,757	43.9389
Nonhomestead	159,799,342	27.45	582,146,965	56.0611
Total	324,238,602		1,038,415,722	100.0000

DETERMINATION OF CURRENT BASE PROPORTIONS

	(I)	(J)	(K)	(L)	(M)	(N)	(O)
Section III	Local Base Proportion for the 1990 Assessment Roll	Updated Local Base Proportion	Prospective Current Base Proportion	Adjusted used for Prior Tax Levy	% difference between prior Adjusted Base Proportion and Prospective Current	Maximum Current Base Proportion: (L*1.05)	
Class		f*(H/D)	(J/sum of J)				title
Homestead	34,3027	33.9095	33.8386	36.5626	-7.4502	33.8386	
Nonhomestead	65.6973	66.2999	66.1614	63.4374	4.2940	66.1614	date
Total	100.0000	100.2094	100.0000	100.0000		100.0000	

16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPT.  
FOR THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit  
Name of Portion  
Reference Roll  
Levy Roll

Town of Niagara, 293000  
Niagara Lighting District  
2023  
2024

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES,  
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total Assessed Value on the Reference Roll	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes	(E) Surviving Total Assessed Value on the Reference Roll
Class	Exclude Roll Sec. 588	Exclude Roll Sec. 588	Exclude Roll Sec. 588	(B-C)	(A-C)
Homestead	164,379,560	146,800	0	146,800	164,379,560
Nonhomestead	117,029,104	545,100	187,400	377,700	116,861,704

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on \_\_\_\_\_ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes	(I) Change in Level of Assessment Factor
Class	Exclude Roll Sec. 588	Exclude Roll Sec. 588	(F-G)	(H)/(I)
Homestead	110,200	167,400	(67,200)	0.9997
Nonhomestead	85,900	746,755	(661,435)	0.9943

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

	(J) Taxable Assessed Value on the Levy Roll Exclude R.S. 5	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor
Class		(J/K)		(K+L)		(M/N)
Homestead	164,510,360	164,567,625	0	164,567,625	164,439,260	1.0008
Nonhomestead	158,434,071	159,335,909	5,394,352	164,720,261	159,799,542	1.0306

date

signature

title

COMPUTATION OF ADJUSTED BASE PROPORTIONS

	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P-O)	(R) Adjusted Base Proportions
Class			(Q/sum of Q)
Homestead	33.83862	33.8650	33.1803
Nonhomestead	66.16138	68.1988	66.8197
Total	100.0000	102.0638	100.0000

RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES  
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

07/15/24

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND  
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE  
LEVY OF TAXES ON THE 2024 ASSESSMENT ROLL

Approved Assessing Unit Town of Niagara, 293000  
Name of Portion Niagara Water District, 293073

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I		(A)	(B)	(C)	(D)
	1989	1989	Estimated	Base	
	Taxable	Class	Market	Percentages	
	Assessed Value	Equalization Rate	Value		
Class			A/(B*100)	(C/sum of C)	
Homestead	92,960,700	88.97	104,485,445	43.1940	
Nonhomestead	117,639,139	85.61	137,412,848	56.8060	
Total	210,599,839		241,898,292	100.0000	

DETERMINATION OF CURRENT PERCENTAGES

Section II		(E)	(F)	(G)	(H)
	Prior Year	Prior Year	Estimated	Current	
	Taxable	Class	Market	Percentages	
	Assessed Value	Equalization Rate	Value		
Class			E/(F*100)	(G/sum of G)	
Homestead	164,439,260	36.04	456,268,757	43.9200	
Nonhomestead	159,922,142	27.45	582,594,324	56.0800	
Total	324,361,402		1,038,863,081	100.0000	

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III		(I)	(J)	(K)	(L)	(M)	(N)	(O)
	Local Base	Updated	Prospective	Adjusted	% difference	Maximum	Current	
	Proportion	Local Base	Current Base	Base Proportion	between prior	Current	Base Proportion	
	for the	Proportion	Proportion	used for	Adjusted	Base Proportion		
	1990		Part (J)	Prior Tax Levy	Base Proportion			
	Assessment Roll		to 100.00	and Prospective	Current			
Class		I*(H/D)	(J/sum of J)	Base Proportion	((K/L)-1*100)	(L*1.05)		
Homestead	34,7268	35.3105	35.3992	38.1125	-7.1191	35.3992		
Nonhomestead	65,2732	64.4389	64.6008	61.8875	4.3842	64.6008		
Total	100,0000	99.7495	100,0000	100,0000		100,0000		

I, the clerk of the legislative body of the approved  
assessing unit identified above, hereby certify  
that the legislative body determined on \_\_\_\_\_  
base percentages, current percentages, and  
current base proportions as set forth herein for the  
assessment roll and portion as identified above.

signature

title

date

**CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL**

FOR THE

2024

## ASSESSMENT ROLL

## CERTIFICATION

Town of Niagara, 293000  
Niagara Water District, 293073

Niagara Water District, 293073

N.

2024

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES  
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total	(B) Total	(C) Total	(D) Net	(E) Surviving	
	Assessed Value on the Reference Roll	Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	Assessed Value of Physical and Quantity Changes:	Total Assessed Value on the Reference Roll	
Class	Exclude Roll Sec. 568	Exclude Roll Sec. 568	Exclude Roll Sec. 568	(B-C)	(A-C)	
Homestead	164,379,560	146,800	0	146,800	164,379,560	
Nonhomestead	117,029,104	545,100	167,400	377,700	116,881,704	
	(F)	(G)	(H)	(I)		
	Total	Total	Net	Change		
	Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	Equalization Changes	In Level of Assessment Factor		
Class	Exclude Roll Sec. 568	Exclude Roll Sec. 568	(F-G)	(H)(I)+1		
Homestead	110,200	167,400	(37,200)	0.9997		
Nonhomestead	85,300	746,735	(661,435)	0.9943		
Section II	COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR					
	(J)	(K)	(L)	(M)	(N)	(O)
	Taxable Assessed Value on the Levy Roll	Taxable Assessed Value on the Levy Roll	Assessed Value of Special Franchise on the Levy Roll	Total Taxable Assessed Value on the Levy Roll	Taxable Assessed Value on the Reference Roll	Class Adjustment Factor
Class	Exclude R.S. 5	at the Reference Roll	at the Reference Roll	at the Reference Roll		
Homestead	164,570,360	164,567,625	0	164,567,625	164,439,280	1.0008
Nonhomestead	156,722,471	159,625,651	5,394,352	165,010,303	159,922,142	1.0318
Section III	COMPUTATION OF ADJUSTED BASE PROPORTIONS					
	(P)	(Q)	(R)			
	Current Base Proportions	Current Base Proportions adjusted for Physical and Quantity Changes (P-Q)	Adjusted Base Proportions			
Class			(Q/sum of Q)			
Homestead	35.39922	35.4289	34.7040			
Nonhomestead	64.60078	66.5561	65.2960			
Total	100.0000	102.0830	100.0000			

signature \_\_\_\_\_

\_\_\_\_\_ title

\_\_\_\_\_ date

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on \_\_\_\_\_ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

[illegible]

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPPL

FOR THE 2024 ASSESSMENT ROLL

CERTIFICATION

Approved Assessing Unit  
Name of Portion  
Reference Roll  
Levy Roll  
2023  
2024

Town of Niagara, 293000  
Niagara Refuse District, 293074

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUANTITY CHANGES, EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

	(A) Total	(B) Total	(C) Total	(D) Net	(E) Surviving
Assessed Value on the Reference Roll	Assessed Value of Physical and Quantity Increases	Assessed Value of Physical and Quantity Decreases	Assessed Value of Physical and Quantity Changes	Assessed Value of Physical and Quantity Changes	Assessed Value on the Reference Roll
Between the Reference Roll and Levy Roll	Between the Reference Roll and Levy Roll	Between the Reference Roll and Levy Roll	Between the Reference Roll and Levy Roll	Between the Reference Roll and Levy Roll	Between the Reference Roll and Levy Roll
Class	Exclude Roll Sec. 548	Exclude Roll Sec. 548	Exclude Roll Sec. 548	(B-C)	(A-C)
Homestead	164,379,560	146,800	0	146,800	164,379,560
Nonhomestead	117,029,104	545,100	167,400	377,700	116,861,704

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on \_\_\_\_\_ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Section II	(J)	(K)	(L)	(M)	(N)
	Taxable Assessed Value on the Levy Roll Exclude R.S. 5	Taxable Assessed Value on the Levy Roll at the Reference Roll	Assessed Value of Special Franchise on the Levy Roll at the Reference Roll	Total Taxable Assessed Value on the Levy Roll at the Reference Roll	Taxable Assessed Value on the Reference Roll
Class	(JII)		Level of Assmnt	Level of Assessment	(K-L)

COMPUTATION OF ADJUSTED BASE PROPORTIONS

	(P) Current Base Proportions	(Q) Current Base Proportions	(R) Adjusted Base Proportions
Class			(Q/sum of Q)
Homestead	34,868	34,861	34.1752
Nonhomestead	65,131	67,213	65.6248
Total	100,000	102,104	100,000





**RECEIVED**

JUL 25 2024

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: July 24, 2024  
TO: Town of Niagara Town Board  
FROM: Michael B. Risman, Esq.  
DEPARTMENT: Town Attorney

Type or print agenda item in box below:

Resolution to schedule a public hearing on September 17, 2024 at 6:30 p.m. to consider passage of Local Law No. 2024-4 adopting a one-year moratorium on Cryptocurrency Mining, Data Processing Centers, and Battery Energy Storage Systems in the Town of Niagara, which may be extended in increments up to six months for a total of two years by resolution of the Town Board.

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

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

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR

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

**TOWN OF NIAGARA**  
**LOCAL LAW NO. 2024-4**

**The Town of Niagara hereby adopts Local Law No. 2024-4 by adding a section 245-93 to the Town of Niagara Zoning Code as follows:**

**§ 245-78. Moratorium on Cryptocurrency Mining, Data Processing Centers, and Battery Energy Storage Systems.**

**WHEREAS**, the goals of the Town of Niagara are to enhance safety, wellness, and environmental responsibility, balanced with sustainable economic development and job creation; and

**WHEREAS**, one of the primary goals of the Town of Niagara is to preserve the quality of life for all residents and visitors, recognizing that loud, excessive, continuous, or unnecessary noise disturbances are detrimental to the preservation, protection, and promotion of public health, comfort, convenience, safety, welfare, prosperity, and the overall quality of life within the Town; and

**WHEREAS**, the term “data processing centers” within this resolution shall include, but not be limited to, facilities housing multiple banks of computers within the building, modular facilities containing processors in multiple storage-like containers, server clusters commonly known as “server farms,” and other operations related to cryptocurrency mining, blockchain authenticating, Artificial Intelligence (A.I.) processing, general data computing, processing and storage, and other large-scale electronic-based centers of the like; and

**WHEREAS**, the term “battery energy storage systems” is an advanced technological solution that allows energy storage in multiple ways for later use; and

**WHEREAS**, data processing centers require numerous fans or air conditioning systems to cool down the equipment, creating high noise levels and substantial electricity consumption, prompting moratoriums and bans in many communities across the United States; and

**WHEREAS**, the rapid proliferation of cryptocurrency, A.I., and other technological advances within the 21<sup>st</sup> century has created an astronomical demand for energy consumption; and

**WHEREAS**, a recent report by the International Energy Agency (IEA) predicts that the electricity consumption of cryptocurrency will increase by more than 40% by 2026; and

**WHEREAS**, the A.I. industry is expected to grow exponentially to consume at least ten times its 2023 demand in energy by 2026; and

**WHEREAS**, New York State is conducting an environmental assessment of cryptocurrency energy use and the outcome of this study may result in the adoption of more permanent, comprehensive regulations for cryptocurrency mining operations; and



**WHEREAS**, cryptocurrency mining, data processing centers and battery energy storage systems are not currently identified as allowable uses in the Town of Niagara's Zoning Code; and

**WHEREAS**, a 12-month pause will give the Town adequate time to update its zoning code, ordinances, and other requirements to address high noise levels and emissions from cryptocurrency mining and similar operations; and

**WHEREAS**, the Town is in the process of considering and potentially adopting changes to its Comprehensive Plan and Zoning Code to address new circumstances not addressed by its current laws;

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Town of Niagara Town Board hereby adopts a one-year moratorium which may be extended in up to six-month intervals for up to a two-year period total, during which no new data processing center projects, cryptocurrency mining operations or battery energy storage systems will be approved, nor will the expansion of existing data processing centers already approved, relating to, but not limited to, cryptocurrency mining, blockchain authenticating, Artificial Intelligence (A.I.) processing, general data computing, processing and storage, battery energy storage systems, and other large-scale electronic-based centers of the like, within the Town.



**RECEIVED**

JUL 26 2024

**TOWN OF NIAGARA  
TOWN CLERK**

### AGENDA ITEM

ALL AGENDA ITEMS MUST BE SUBMITTED BY THE  
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: 7/26/2024**

**TO:**

**TOWN OF NIAGARA TOWN BOARD**

**FROM:**

**Charles E. Haseley, Building Inspector**

**DEPARTMENT:**

**Department of Inspections**

*CH*

• Resolution to acknowledge the Town Building Inspectors notice of a health hazard existing at 8204 Richmond Ave., and the failure by the owner of 8204 Richmond Ave. upon written notice to eliminate the same. Whereas, it is further hereby authorized that the appropriate Town departments / designee with the aid of the Town attorney proceed with the elimination of said health hazard. Accurate account of all expenses to include but not limited to labor cost equipment, materials used, and attorney fees shall be collected in the manner provided for in sect: 178-17 C of the Town of Niagara Code.

Three Town Board Member signatures required for adding Late Agenda items

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

**BOARD ACTION:**

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

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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
[www.townofniagara.com](http://www.townofniagara.com)

6 /26/2024

Rich Brown  
Owner of Record  
8204 Richmond Ave.  
Niagara Falls New York, 14304

Re: Order to remove / unpermitted concrete on road rt-of way  
8204 Richmond Ave. / Tax Map # 161. 05-2-3  
Town of Niagara

Dear Rich Brown,

This letter is to serve you as owner of 8204 Richmond Avenue per Niagara County record that you are hereby ordered to remove the unlawful / unpermitted concrete portion of the newly poured driveway apron located on the Towns road rt-of-way ( Richmond Avenue)

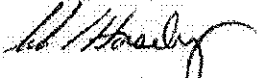
This action has been taken do to the following:

- The required application/owner signature line on the front page of the application was left unsigned.
- The using of concrete on the towns road rt-of-way waiver on page two of the application, was not undersigned by a notary Public in the lines provided, nor embossed seal included.
- Per the provided survey the linear distance from front of house the driveways starting point to the applicants front yard /street rt of way is 40.82 ' , the corresponding provided site plan indicates the concrete driveway is to be 65 linear feet as measured from front of house thru the entire road rt-of way to streets paved edge, two feet closer to the streets edge than the minimum setback required by Town of Niagara Code.
- The non -conforming driveway work was commenced/ completed prior to filing application, nor ultimately obtaining the required town issued permit, by a contractor of whom did not carry the required town issued contractor's license, nor filed proper insurances .
- As previously made known to you by the Town Highway superintendent the illegally portion of the placed concrete driveway is to be immediately removed, under Town issued permit.
- The unauthorized placement of the aforementioned concrete has created conditions that threaten the safety and wellbeing to motorists, Town employees /equipment, and general public a health hazard as defined by the Town of Niagara Code.

Failure to comply with this order and take appropriate actions to bring your residence back into compliance with the applicable codes within 10 days from date of this letter will result in the town taking any and all actions within the Law to gain compliance to include but not limited to the Town causing the elimination of the health hazard as afforded in town of Niagara Town Code section 178-16.

Health Hazards, with the expenses occurred, if unpaid by the owner, be charged as lien against the owners next property tax bill per section 178-17 C, and or send this to the Towns courts as a an enforcement action whereas if found quality, is punishable by either imprisonment up to 15 days and or \$250.00 a day the violation exists .

Respectfully,



Charles E. Haseley  
Building Inspector

CC: Town of Niagara Supervisor - Sylvia Virtuoso  
Town of Niagara Attorney - Mike Risman  
Town of Niagara Highway superintendent  
Contractor - John Keller / JMKConstruction WNY LLC.

Encl.

Town of Niagara, NY  
Thursday, June 27, 2024

## Chapter 178. Litter

### § 178-2. Definitions.

For the purposes of this chapter the following terms, phrases, words and their derivations shall have the meaning given herein:

#### **GARBAGE**

The putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

#### **HEALTH HAZARD**

Any condition upon any private or public area within the Town which, in the opinion of the Town Board, Town Code Enforcement Officer, State or County Health Department or other competent authority, poses a threat to the public health, safety and welfare and shall include but is not limited to rodent infestations, insect infestations, animal infestations or nuisances or contamination of property in a manner that threatens the public health.

[Added 11-9-1994 by L.L. No. 6-1994]

#### **LITTER**

Garbage, refuse and rubbish, as defined hereinafter, and all other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to public health, safety and welfare.

#### **PARK**

Any public area in the Town owned or used by the Town and devoted to active or passive recreation.

#### **PERSON**

Any person, firm, partnership, association, corporation, company or organization of any kind.

#### **PRIVATE PREMISES**

Any dwelling, house, building or other structure designed or used either wholly or in part for private residential or other purposes, whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any yard, grounds, walk, driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure.

#### **PUBLIC PLACE**

Any and all streets, sidewalks, boulevards, alleys or other public ways and any and all public parks, squares, spaces, grounds and buildings.

#### **REFUSE**

All putrescible and nonputrescible solid waste (except body waste), including but not limited to garbage, rubbish, ashes, street cleaning, dead animals, abandoned or unregistered vehicles and automobiles, discarded refrigerators, mattresses, stoves, hot-water tanks, washing machines, clothes dryers, furniture, motors, machinery and equipment and solid market and industrial waste.

[Amended 3-13-1990 by L.L. No. 4-1990]

#### **RUBBISH**

Nonputrescible solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, bushes, trees, branches, wood, glass, crockery, scrap metal and similar materials.

#### **TOWN**

The Town of Niagara, New York.

#### **VEHICLE**

Every device in, upon or by which any person or property is or may be transported or drawn upon a highway, including devices used exclusively upon stationary rails or tracks.

#### **WEEDS**

Refers to but is not limited to any organic growth, nonexclusive of seeds and/or pollen, which constitutes a fire, health or safety hazard or creates an unsightly condition. Examples of weeds, but not limited thereto, are Canada thistles, milkweed, sweetweed, poison ivy, ragweed or other organic growth.

### § 178-16. Health hazards.

[Added 11-9-1994 by L.L. No. 6-1994]

It shall be the duty of every owner or owners of land, vacant or improved, and of every tenant, lessee or occupant of land, vacant or improved, within the territorial boundaries of the Town to keep the land that he or she owns, rents or occupies free from health hazards as

defined herein, including that area known as the "margin," which means the area between the curbstone and sidewalk, or the area between the public roadway and property line. If the Town Board and/or Town Code Enforcement Officer determines that any health hazard as defined herein exists on such private property, the Town Code Enforcement Officer shall notify in writing the owner of the property or the owner and the tenant, lessee and/or occupant of the property, if the same be occupied, by first-class mail at their last known post office address that a health hazard exists upon said property and the duty of said owner and/or tenant, lessee or occupant to remove such health hazard. Upon the failure, neglect or refusal of any owner, tenant, lessee or occupant, or agent thereof, so notified to properly eliminate said health hazard within 10 days from the date of notice provided for herein, the Code Enforcement Officer shall notify the Town Board, and the Town Board shall thereupon, at its sole discretion, authorize and direct the appropriate Town officer, department or designee to proceed with the elimination of the health hazard. Said Town department, officer or designee performing such work shall keep an accurate and itemized account of the expenses incurred for all labor, equipment and materials furnished and any other costs. The bill shall be collected in the manner provided in § 178-17C of this chapter.

## § 178-17. Clearing open private property by the Town.

- A. The Town Code Enforcement Officer is hereby authorized and empowered to notify the owner, tenant, lessee or occupant of any open or vacant private property within the Town or the agent of such owner, tenant, lessee or occupant to properly dispose of litter located on such owner's, tenant's, lessee's or occupant's property which is dangerous to public health, safety or welfare or to keep his or her property free from weeds after making an inspection thereof. Such notice shall be in writing and shall be directed to the owner of the property or directed to the owner and the tenant, lessee or occupant of the property, if the same be occupied, postage prepaid at their last known post office address or, if not known, as recorded in the Town Assessor's records.
- B. Upon the failure, neglect or refusal of any owner, tenant, lessee or occupant or agent thereof so notified to properly dispose of litter or remove weeds within 10 days from the date of notice provided for in Subsection A above, the Code Enforcement Officer shall notify the Town Board, and the Town Board shall thereupon authorize and direct the appropriate Town officer, department or designee to proceed to dispose of such litter and/or to cut and remove such weeds. The Town department, officer or designee performing such work shall keep an accurate and itemized account of the expenses incurred for all labor, equipment and materials furnished and any other costs. All bills shall reflect a minimum charge of five hours labor and equipment time, plus a charge of 20% to cover the costs and disbursements and administrative handling.
- C. The Town Clerk upon receiving the accounts described in Subsection B above shall prepare and collect the bills. In the event that collection is not made within 30 days, the Town Clerk shall forward the unpaid accounts to the Town Assessor, who shall charge the cost of such expenditure against the owner or owners of said property on the next regular tax bill forwarded to such owner by the Town, and said charge shall be due and payable by said owner at the time of payment of such bill.
- D. The Town Code Enforcement Officer or any authorized Town employee shall have the right, at reasonable times, to enter upon lands within the Town for the purpose of inspection to determine compliance with this section. The right of inspection herein granted shall apply to the exterior of buildings and grounds only, and the owner or tenant, lessee or occupant may require postponement of such inspection for a period of up to 48 hours.

## § 178-18. Penalties for offenses.

Any person committing an offense against any provision of this chapter shall be guilty of a violation punishable as follows: by imprisonment for a term not exceeding 15 days or by a fine not exceeding \$250, or by both such fine and imprisonment. The continuation of an offense against the provisions of this chapter shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.

## Chapter 135. Development Specifications

## Article VI. Roads, Pavement and Grading Standards

## § 135-86. Curbs, sidewalks and drives.

## A. Curbs.

- (1) All new curbs shall be made of granite sections or portland cement concrete and constructed in accordance with Section 609 of the NYSDOT Standard Specification.
- (2) All concrete curbs shall be reinforced, as shown on the standard detail.<sup>[1]</sup> All portland cement concrete for curb construction shall comply with § 135-38 of these specifications.
  - [1] *Editor's Note: Standard detail drawings are on file in the Town offices.*
- (3) All granite curbs shall be placed in a bed of Class B concrete to the dimensions as shown on the standard detail.<sup>[2]</sup>
  - [2] *Editor's Note: Standard detail drawings are on file in the Town offices.*

## B. Sidewalks and drives.

- (1) All sidewalks, where requested by the Town, will be constructed of concrete in accordance with this article.
- (2) Sidewalks shall be four feet wide, reinforced with six inches by six inches by 6/6 woven wire mesh, and sloped toward the road at 1/4 inch per foot as shown on the standard detail.<sup>[3]</sup>
  - [3] *Editor's Note: Standard detail drawings are on file in the Town offices.*
- (3) Sidewalks shall be four inches thick in all cases except at driveway crossing where the thickness shall be six inches. All sidewalks shall be continuous through driveways.
- (4) Transverse joints are required at every five-foot interval or fraction thereof. Premolded bituminous joint fillers, 3/4 inch thick and a minimum two inches in depth, shall be placed every 20 feet or fraction thereof and where new sidewalks meet existing concrete pavements.

C. Driveways. No concrete driveways are allowed within the public right-of-way. Exceptions:  
[Amended 10-16-2012]

- (1) Driveways being constructed with materials listed under all valid New York State Department of Transportation permits.
- (2) Minor repairs to previously approved existing concrete driveways.
- (3) New driveway construction (to include widening and replacement) permits issued by the Town of Niagara Highway Superintendent which contain a hold harmless agreement and/or bond, approved and filed with the Town of Niagara. No permit shall allow concrete within two feet of the street line.

D. Responsibility. The Town of Niagara shall not be held responsible for damages to or the cost of repairs and/or replacement of any/all concrete placed on public rights-of-way.  
[Added 10-16-2012]

## § 135-91. Highway maintenance.

- A. Highway control. Any contractor, utility, property owner or tenant using Town roads or highways or rights-of-way for construction purposes shall be peculiarly responsible for any and all damage inflicted upon Town roads or highways or rights-of-way. Further, such contractor, utility, property owner or tenant using Town roads or highways or rights-of-way shall bear responsibility for the maintenance of work areas and streets.
- B. Permit and bonding. No use of any Town road or highway or right-of-way for construction purposes shall be permitted without a permit issued by the Town Building Inspector, the cost of which may be established, from time to time, by resolution of the Town Board. In addition, any contractor, utility, property owner or tenant shall post a bond or refundable security deposit with the Town Building Inspector in the amount of \$1,000 during the time of construction. Upon completion of construction, as determined by the Town Building Inspector, the Highway Superintendent, the Town Public Works Engineer or their designee, the bond may be canceled or the security deposit refunded.
- C. Traffic control and maintenance. It will be the contractor's responsibility to maintain traffic, both vehicular and pedestrian, in a safe and efficient manner throughout the entire period of construction and during any remedial work. The public's convenience and safety shall be

of the highest priority.

- D. Signs and barricades. All signs and barricades and methods of controlling traffic shall be as shown in the latest edition of the NYSDOT Manual of Uniform Traffic Control Devices.
- E. Traffic plan. Prior to any construction, the contractor shall submit to the Town a plan indicating the location of any traffic disruption. The plan shall indicate temporary bypasses, types of signs and barricades to be used and routes that construction-related vehicles will utilize. No construction shall commence until said plan is approved by the Town.
- F. Maintenance of work areas and streets. The contractor shall be responsible for the control of dust, dirt, mud and any other condition generated by his or her operations that creates a nuisance and or inconvenience to the public or owner. This responsibility shall extend to all work areas and streets affected by the contractor's operations. Work areas shall be maintained by whatever methods and equipment are necessary to ensure that dust, dirt, mud and any other undesirable condition is kept to an absolute minimum. All streets affected by any of the aforementioned conditions caused by the contractor's operations shall be cleaned at least once a day or as often as in the judgment of the owner is necessary. The contractor will be required to utilize modern equipment, methods and materials to fulfill these requirements, such as, but not limited to, graders, mechanical brooms, water trucks, covers for hauled materials in trucks, tractors with loader attachment, and the like.







7  
**RECEIVED**

JUL 30 2024

**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:** July 30, 2024  
**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:

- MR. TIRE 1715 MILITARY ROAD 161.05-1-2
- LJ HAIR DESIGN 8310 LOCKPORT ROAD 132.17-1-9
- SAI GROUP 1900 MILITARY ROAD 145.20-1-15
- GEORGE SATARIAN 4250 WITMER ROAD 130.15-4-2
- EXPRESSWAY VILLAGE 2740 SERVICE ROAD 145.10-3-15
- KACHS AUTO SERVICE 4800 WITMER ROAD 130.15-2-45
- 

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

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

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



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

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

**1. Applicant Information**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

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

Business Name: Monro Inc dba MR Time #683

Address: 1715 Military Road Niagara Falls 14304

Phone Number: 716 297 4000 Email: Cynthia.Angora@monro.com

Tax Map # 161.05-1-2

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

Original Approval Date of Special Use Permit: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Expiration Date of Current Special Use Permit: \_\_\_\_/\_\_\_\_/\_\_\_\_

RECEIVED  
JUL 29 2024  
TOWN OF NIAGARA  
BLDG. INSP. OFFICE

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

- | Yes                      | No                                  |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been any changes of ownership to original Special Use Permit?                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has total acreage of land used in conjunction with original Special use permit changed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 Paid School and Town Taxes and Town of Niagara Water/Sewer Bill.

I C. Angora <sup>yes</sup> 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.

Cynthia Angora  
Applicant's Signature

7/24/24  
Date

For Office Use Only

Town Board Meeting Date \_\_\_\_/\_\_\_\_/\_\_\_\_

☐ Fee: \$50.00 \_\_\_\_\_

☐ Approved ☐ Denied



# TOWN OF NIAGARA: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024	WARRANT DATE: 12/12/2023	STATE AID - COUNTY: \$55,687,429.00	TOWN: \$283,091.00
MAKE CHECK PAYABLE TO:		BANK	BILL NUMBER
			002694
			PAGE
			1 OF 1

**MELISSA CERRILLO**  
**TOWN CLERK/TAX COLLECTOR**  
**7105 LOCKPORT RD**  
**NIAGARA FALLS, NY 14305**  
**716-297-2150 EXT. 133**

**TO PAY IN PERSON:**  
 Town of Niagara Town Hall  
 9am - 3pm Mon-Fri  
 Dropbox Available  
 Online payments at  
[www.townofniagara.com](http://www.townofniagara.com)

## PROPERTY INFORMATION:

**TAX MAP #: 293000 161.05-1-2**

DIMENSION: 1.90 acres

RS: 1 CLASS: Auto body

ADDRESS: 1715 Military Rd

SCHOOL: Niagara Wheatfield

FULL MARKET VALUE: \$18100.00

UNIFORM % OF VALUE: 37.00

ASSESSMENT: 191700

## PROPERTY OWNER:

Monroe Muffler  
 Allyson Auburn  
 200 Holleder Pkwy  
 Rochester, NY 14615

## RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
<b>**NON-HOMESTEAD PARCEL**</b>		0.0000	0.00000000	0.00	0.00
2024 COUNTY TAX	91208488	1.9000	13.89849100	191700.00	2664.34
2024 HIGHWAY TAX	943349	-1.0000	4.56926500	191700.00	875.93
NIAGARA FIRE	692116	2.1000	2.73081700	191700.00	523.50
NIAGARA LIGHT	125000	0.0000	0.49350900	191700.00	94.61
NIAGARA SEWER I	919813	9.5000	2.83507400	191700.00	543.48
NIAGARA WATER IMP	236196	-15.0000	0.86467600	191700.00	165.76
COUNTY WATER DIST	5599727	1.9000	1.12214900	191700.00	215.12

## PAYMENTS RECEIVED

**Receipt#: 2084**      **Date Paid: 01/31/2024**      **Full Payment**

Tax: 5082.74      Penalty: 0.00      Surcharge: 0.00      Notice Fee: 0.00      Ret. Check Fee: 0.00

Cash: 0.00      Check: 5082.74      Check #: 106384

Received from Monroe Muffler - Via Counter: \$5082.74

**TOTAL TAXES PAID TO DATE: \$5082.74**

PAID IN FULL

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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

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

**1. Applicant Information**

Name: Elizabeth Johnson Phone Number: 716-940-8208  
Address: 8310 Lockport Rd, Niagara Falls, NY 14304

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

Business Name: CJ Hair Design Inc  
Address: 8310 Lockport Rd, Niagara Falls, NY 14304  
Phone Number: 716-940-8208 Email: Libby@CJHairDesign.com  
Tax Map # 132.17-1-9

**3. Type of Special Use Permit:** In home hair Salon

Original Approval Date of Special Use Permit: 08/15/2023  
Expiration Date of Current Special Use Permit: 08/15/2024

**RECEIVED**

**JUL 09 2024**

**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?

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

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 Paid Town Taxes and Town of Niagara Water/Sewer Bill.

I Elizabeth Johnson 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.

[Signature]  
Applicant's Signature

7/8/24  
Date

For Office Use Only

Town Board Meeting Date      /      /     

☐ Fee: \$50.00     

☐ Approved ☐ Denied

## Collection: Town &amp; County 2024

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/12/2023

Total Tax Due (minus penalties &amp; interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
2/5/2024	1/31/2024	\$1,764.28	\$1,764.28	\$0.00	\$0.00		Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
001452	293000	132.17-1-9	Payment Posted
Address	Municipality	School	
8310 Lockport Rd	Town of Niagara	Niagara Wheatfield	

Owners	Property Information	Assessment Information
Johnson Christopher J	Roll Section: 1	Full Market Value: 240300.00
Johnson Elizabeth A	Property Class: 1 Family Res	Total Assessed Value: 88900.00
8310 Lockport Rd	Lot Size: 2.92	Uniform %: 37.00
Niagara Falls, NY 14305		

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
**HOMESTEAD PARCEL**		0.0000	0.000	0.00000000	\$0.00
2024 County Tax	91208488	1.9000	88900.000	13.89849100	\$1,235.58
2024 Highway Tax	943349	-1.0000	88900.000	2.45598000	\$218.34
Niagara fire	692116	2.1000	88900.000	1.54412100	\$137.27
Niagara light	125000	0.0000	88900.000	0.27814300	\$24.73
Niagara water imp	236196	-15.0000	88900.000	0.54667600	\$48.60
County water dist	5599727	1.9000	88900.000	1.12214900	\$99.76

Total Taxes: \$1,764.28

Estimated State Aid - Type	Amount
County	55687429.00
Town	283091.00

## Mail Payments To:

Melissa Cerrillo  
Town Clerk/Tax Collector  
7105 Lockport Rd Niagara Falls, NY 14305 716-297-2150 Ext. 133

**PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
NIAGARA FALLS, NY  
PERMIT NO. 8**

2020

Reading Date	Code	Present Reading	Previous Reading	Consumption	Amount
01/25/24					
04/25/24	WA	1101	1091	10	35.00
	UT				15.00
53.50		Pay this Amount After Due Date	06/14/24	Total Due	50.00
20-0506-20	00	Service Address	8310 LOCKPORT RD		

CHRIS J JOHNSON  
8310 LOCKPORT RD  
NIAGARA FALLS NY 14304

[illegible]



**Town of Niagara  
7105 Lockport Road  
Niagara Falls, New York 14305**

Receipt #: 00009305

Date: 7/9/2024

Payer: Christopher Johnson

Payment Amount: \$50.00

Notes:

Fee Type	Amount
Special Use- Renew Res1&2	50.00

Payment Type	Amount	Payment #
Check	50.00	1389



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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

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



**1. Applicant Information**

Name: Rebecca Sharp Phone Number: 603-952-0002

Address: SAI Group 12 Industrial Way, Salem, NH 03079

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

Business Name: Macerich Fashion Outlets of Niagara Falls USA

Address: 1900 Military Road, Niagara Falls, NY 14304

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Tax Map # 145.20-1-15

**3. Type of Special Use Permit:** Electric Vehicle Charging Station

Original Approval Date of Special Use Permit: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Expiration Date of Current Special Use Permit: 04 / 06 / 2024

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

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been any changes of ownership to original Special Use Permit?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has total acreage of land used in conjunction with original Special use permit changed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 Paid Town Taxes and Town of Niagara Water/Sewer Bill. N/A &

I Rebecca Sharp 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.

Rebecca Sharp 07/10/2024  
Applicant's Signature Date

For Office Use Only

Town Board Meeting Date \_\_\_\_/\_\_\_\_/\_\_\_\_

☒ Fee: \$50.00 \_\_\_\_\_

☐ Approved ☐ Denied

**PHONE: (716) 297-2150**  
**FAX: (716) 297-9262**  
**[www.townofniagara.com](http://www.townofniagara.com)**

☐ Approved    ☐ Denied

# TOWN OF NIAGARA: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024	WARRANT DATE: 12/12/2023	STATE AID - COUNTY: \$55,687,429.00	TOWN: \$283,091.00
MAKE CHECK PAYABLE TO:		BANK	BILL NUMBER
			002766
			1 OF 1

**MELISSA CERRILLO**  
**TOWN CLERK/TAX COLLECTOR**  
**7105 LOCKPORT RD**  
**NIAGARA FALLS, NY 14305**  
**716-297-2150 EXT. 133**

**TO PAY IN PERSON:**  
 Town of Niagara Town Hall  
 9am - 3pm Mon-Fri  
 Dropbox Available  
 Online payments at  
[www.townofniagara.com](http://www.townofniagara.com)

**PROPERTY INFORMATION:**

**TAX MAP #: 293000 130.15-4-2**

DIMENSION: 1.70 acres

RS: 1 CLASS: Mtor veh srv

ADDRESS: 4250 Witmer Rd

SCHOOL: Niagara Wheatfield

FULL MARKET VALUE: 148600.00

UNIFORM % OF VALUE: 37.00

ASSESSMENT: 55000

**PROPERTY OWNER:**

Satarian George  
 4250 Witmer Rd  
 Niagara Falls, NY 14305

## RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
<b>**NON-HOMESTEAD PARCEL**</b>		0.0000	0.00000000	0.00	0.00
2024 COUNTY TAX	91208488	1.9000	13.89849100	55000.00	764.42
2024 HIGHWAY TAX	943349	-1.0000	4.56926500	55000.00	251.31
NIAGARA FIRE	692116	2.1000	2.73081700	55000.00	150.19
NIAGARA LIGHT	125000	0.0000	0.49350900	55000.00	27.14
NIAGARA WATER IMP	236196	-15.0000	0.86467600	55000.00	47.56
COUNTY WATER DIST	5599727	1.9000	1.12214900	55000.00	61.72

## PAYMENTS RECEIVED

Receipt#: 2122

Date Paid: 01/31/2024

Full Payment

Tax: 1302.34

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 1302.34

Check #: 1446

Received from Satarian George - Via Counter: \$1302.34

TOTAL TAXES PAID TO DATE: \$1302.34

## PAID IN FULL

RETURN SERVICE REQUESTED

PAID

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
NIAGARA FALLS, NY  
PERMIT NO. 8

Reading Date		Code	Present Reading	Previous Reading	Consumption	Amount
03/29/24						
06/28/24		WA	154	153	1	35.00
		UT				15.00
53.50		Pay this Amount After Due Date		08/15/24	Total Due	50.00
10-0708-00		00	Service Address		4250 WITMER RD	

SATARIAN AUTO PARTS  
4250 WITMER RD  
NIAGARA FALLS NY 14305



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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

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

**1. Applicant Information**

Name: Matthew Foster Phone Number: 804-767-7724  
Address: 1400 Belleville St., Richmond, VA 23230

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

Business Name: BP Expressway Village NY 2023, LLC  
Address: 2740 Service Rd., Niagara Falls, NY 14304  
Phone Number: 716-476-8221 Email: mfoster@ctrecap.com  
Tax Map # 145.10-3-15

**3. Type of Special Use Permit:** Mobile Home Park

Original Approval Date of Special Use Permit: 09/01/2023  
Expiration Date of Current Special Use Permit: 08/31/2024

**RECEIVED**  
**JUL 15 2024**

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been any changes of ownership to original Special Use Permit?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has total acreage of land used in conjunction with original Special use permit changed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the use changed from when the original Special Use Permit was granted for?

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

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 Paid Town Taxes and Town of Niagara Water/Sewer Bill.

I Matthew Foster 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.

[Signature]  
Applicant's Signature

7/9/2024  
Date

For Office Use Only

Town Board Meeting Date \_\_\_\_\_

☐ Fee: \$50.00 \_\_\_\_\_

☐ Approved ☐ Denied

# TOWN OF NIAGARA: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024		WARRANT DATE: 12/12/2023		STATE AID - COUNTY: \$55,687,429.00		TOWN: \$283,091.00			
MAKE CHECK PAYABLE TO:				BANK		BILL NUMBER		PAGE	
						002296		1 OF 1	

**MELISSA CERRILLO**  
**TOWN CLERK/TAX COLLECTOR**  
**7105 LOCKPORT RD**  
**NIAGARA FALLS, NY 14305**  
**716-297-2150 EXT. 133**

**TO PAY IN PERSON:**  
 Town of Niagara Town Hall  
 9am - 3pm Mon-Fri  
 Dropbox Available  
 Online payments at  
 www.townofniagara.com

## PROPERTY INFORMATION:

**TAX MAP #: 293000 145.10-3-15**

DIMENSION: 19.00 acres

RS: 1 CLASS: Mfg hsing pk

ADDRESS: 2740 Service Rd

SCHOOL: Niagara Wheatfield

FULL MARKET VALUE: 3650000.00

UNIFORM % OF VALUE: 37.00

ASSESSMENT: 1350485

## PROPERTY OWNER:

NY 2017 Expressway, LLC  
 1400 Belleville St  
 Richmond, VA 23230

## RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
**NON-HOMESTEAD PARCEL**		0.0000	0.00000000	0.00	0.00
2024 COUNTY TAX	91208488	1.9000	13.89849100	1350485.00	18769.70
2024 HIGHWAY TAX	943349	-1.0000	4.56926500	1350485.00	6170.72
NIAGARA FIRE	692116	2.1000	2.73081700	1350485.00	3687.93
NIAGARA LIGHT	125000	0.0000	0.49350900	1350485.00	666.48
NIAGARA SEWER I	919813	9.5000	2.83507400	1350485.00	3828.72
UNPAID SEWER	0	0.0000	0.00000000	0.00	135.11
UNPAID W/S FEE	0	0.0000	0.00000000	0.00	100.00
UNPAID WATER	0	0.0000	0.00000000	0.00	63.36
NIAGARA WATER IMP	236196	-15.0000	0.86467600	1350485.00	1167.73
COUNTY WATER DIST	5599727	1.9000	1.12214900	1350485.00	1515.45

## PAYMENTS RECEIVED

Receipt#: 2117 Date Paid: 01/31/2024 Full Payment  
 Tax: 36105.20 Penalty: 0.00 Surcharge: 0.00 Notice Fee: 0.00 Ret. Check Fee: 0.00  
 Cash: 0.00 Check: 36105.20 Check #: 1465

Received from NY 2017 Expressway, LLC - Via Counter: \$36105.20

TOTAL TAXES PAID TO DATE: \$36105.20

**PAID IN FULL**

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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150  
FAX: (716) 297-9262  
www.townofniagara.com

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

1. Applicant Information

Name: William Kachinoski Phone Number: 716 523 0715  
Address: 4732 Chester Ave NF NY 14305

2. Location of Special Use Permit was issued for.

Business Name: Kach's Auto Service  
Address: 4800 Wetzel Rd NF NY 14305  
Phone Number: 716 282 3455 \*EMAIL\* Junkyardbkr@yahoo  
130.15-2-45

3. Special Use Information

Original Approval Date of Special Use Permit     /    /      
Expiration Date of Current Special Use Permit     /    /    

**RECEIVED**

4. Please Check Yes or No to the Following:

**JUL 22 2024**

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 permit was granted for?

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

If you marked "yes" to 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 paid taxes, School and Town of Niagara Water/Sewer

I William Kachinoski 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

William Kachinoski  
Applicant's Signature

7-22-24  
Date

For Office Use Only

Town Board Meeting Date     /    /    

☐ Fee: \$50.00     

☐ Approved ☐ Denied



RETURN SERVICE REQUESTED

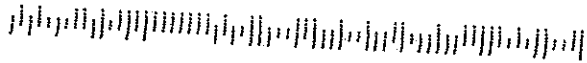
PAID

JUL 22 2024

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
NIAGARA FALLS, NY  
PERMIT NO. 8

Reading Date	Code	Present Reading	Previous Reading	Consumption	Amount
03/22/24					
06/26/24	WA	256	254	2	35.00
	UT				15.00
53.50	Pay this Amount After Due Date		08/15/24	Total Due	50.00
10-0708-20	00	Service Address		4800 WITMER RD	

KACH'S AUTO SERVICE  
4800 WITMER ROAD  
NIAGARA FALLS NY 14305



# TOWN OF NIAGARA: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024		WARRANT DATE: 12/12/2023		STATE AID - COUNTY: \$55,687,429.00		TOWN: \$283,091.00	
MAKE CHECK PAYABLE TO:				BANK	BILL NUMBER	PAGE	
					001496	1 OF 1	

**MELISSA CERRILLO**  
**TOWN CLERK/TAX COLLECTOR**  
**7105 LOCKPORT RD**  
**NIAGARA FALLS, NY 14305**  
**716-297-2150 EXT. 133**

**TO PAY IN PERSON:**  
 Town of Niagara Town Hall  
 9am - 3pm Mon-Fri  
 Dropbox Available  
 Online payments at  
[www.townofniagara.com](http://www.townofniagara.com)

## PROPERTY INFORMATION:

**TAX MAP #: 293000 130.15-2-45**

DIMENSION: 1.50 acres

RS: 1 CLASS: Auto body

ADDRESS: 4800 Witmer Rd

SCHOOL: Niagara Wheatfield

FULL MARKET VALUE: 103000.00

UNIFORM % OF VALUE: 37.00

ASSESSMENT: 38100

## PROPERTY OWNER:

Kachinoski William L  
 4800 Witmer Rd  
 Niagara Falls, NY 14305

## RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
**NON-HOMESTEAD PARCEL**		0.0000	0.00000000	0.00	0.00
2024 COUNTY TAX	91208488	1.9000	13.89849100	38100.00	529.53
2024 HIGHWAY TAX	943349	-1.0000	4.56926500	38100.00	174.09
SCHOOL RELEVY	0	0.0000	0.00000000	0.00	1757.00
NIAGARA FIRE	692116	2.1000	2.73081700	38100.00	104.04
NIAGARA LIGHT	125000	0.0000	0.49350900	38100.00	18.80
NIAGARA WATER IMP	236196	-15.0000	0.86467600	38100.00	32.94
COUNTY WATER DIST	5599727	1.9000	1.12214900	38100.00	42.75

## PAYMENTS RECEIVED

Receipt#: 3320      Date Paid: 03/22/2024      Full Payment

Tax: 2659.15      Penalty: 53.18      Surcharge: 0.00      Notice Fee: 0.00      Ret. Check Fee: 0.00

Cash: 0.00      Check: 2712.33      Check #: 3530

Received from Kachinoski William L - Via Counter: \$2712.33

TOTAL TAXES PAID TO DATE: \$2659.15	<b>PAID IN FULL</b>
-------------------------------------	---------------------

**RECEIVED**

JUL 30 2024

**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:** August 2024  
**TO:** Town Board  
**FROM:** Sylvia Virtuoso  
**DEPARTMENT:** Supervisor

Type or print agenda item in box below:

Resolution to accept the resignation to Jason J. Cafarella, Esq. as Town  
Prosecutor effective August 31, 2024.

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

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

## Town of Niagara Prosecutor

Jason Cafarella <jasoncafarella@msn.com>

Mon 7/29/2024 4:07 PM

To: Sylvia Virtuoso <svirtuoso@townofniagara.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sylvia,

As we discussed over the phone, it has come time for me to resign as Town Prosecutor for the Town of Niagara. As I am preparing to take my legal career down a new road, I must begin to divest myself of some of my work obligations. I wanted to thank you and the Town Board for your continued support and trust by allowing me to represent the Town for so many years. I truly enjoyed my time working for the Town.

Please accept this letter of resignation effective August 31, 2024. Please let me know if you have any questions or concerns.

Thank you again for the opportunity,

Jason

**Jason J. Cafarella, PC**

*Attorney at Law*

754 Park Place

Niagara Falls, NY 14301

(716) 285-1479

(716) 298-9750 (fax)



**RECEIVED**

JUL 30 2024

**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: August 2024  
TO: Town Board  
FROM: Sylvia Virtuoso  
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to appoint Michael E. Benedict, Esq. as Town Prosecutor effective September 1, 2024

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

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

MICHAEL E. BENEDICT, ESQ.  
38 Woodbury Drive  
Lockport, NY 14094  
mebenedict49@yahoo.com

---

## **EDUCATION:**

**University at Buffalo Law School**, Buffalo, NY, *Juris Doctor*, May 2004

**Binghamton University**, Binghamton, NY, *Bachelor of Arts*, 2000

---

## **WORK EXPERIENCE:**

**Genesee County Public Defender's Office**, Batavia NY (2022-Present)

*Assistant Public Defender*

-Litigation of criminal matters of all levels (misdemeanors and felonies) originating in City Court; Review discovery and direct investigation of potential factual issues; Motion practice; conduct legal research; draft pre-sentencing memorandum; work directly with district attorneys and judicial law clerks to resolve cases; Advise and represent clients in post litigation matters including probation violations, sex offender registration hearings and parole hearings.

**New York State Unified Court System**, Lockport, NY (2016 - 2021)

*Confidential Law Clerk to Honorable Sara Sheldon, Niagara County Court*

-Research, write and discuss decisions and the law with the Judge, read attorneys' Motion practice documents and recommend course of action to the Judge; hold pretrial conferences for civil and criminal attorneys to resolve cases; act as a matrimonial referee reporting findings of fact.

**Niagara County Public Defender's Office**, Lockport, NY (2006 - 2016)

*Assistant Public Defender*

-Litigation of criminal matters of all levels in County Court, Supreme Court, City Court and Town Court; Advise and prepare clients for trials and hearings; Motion practice; conduct legal research; draft pre-sentencing memorandum; work directly with district attorneys, judicial law clerks to resolve cases.

**Law office of Michael E. Benedict, Attorney at Law**, Lockport, NY (2012 - 2016;

*Attorney* 2021-present)

-Criminal, civil and family court litigation in County Court, Supreme Court and City Court; Prepare Petitions, Complaints, Answers and all related papers for litigation; Act as trial counsel in all matters handled.

**City of Lockport** (2012-2014)

*Deputy Corporation Counsel*

-Counsel to Zoning Board of Appeals and Planning Board; Litigation of In Rem proceedings; Article 7 Proceedings; Prosecution of traffic tickets and housing court.

---

## **COMMUNITY INVOLVEMENT:**

-Presenter at Criminal Procedure Practicum at the Niagara County Bar CLE

-Soccer coach at Kenan Center, Lockport

-Basketball coach at YMCA children's league, Lockport

-Volunteer referee at Wilson Harbor Hoops

-Co-founder and referee of Lockport 3 on 3 basketball tournament





**RECEIVED**

JUL 31 2024

TOWN OF NIAGARA  
TOWN CLERK

## LATE AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK  
BY THE  
LAST WORKDAY OF THE MONTH BEFORE 12 P.M.

**DATE:** 7/31/2024  
**TO:** Town Board  
**FROM:** Craig Guilliani  
**DEPARTMENT:** Police

Type or print agenda item in box below:

Resolution to approve a conditional offer of full-time employment to Michael Sheehan as a full-time police officer following all PPA Act requirements and assigning him to the Niagara County Law Enforcement Academies 83rd session which commences on September 3rd, 2024.

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

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

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

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



**RECEIVED**

JUL 31 2024

TOWN OF NIAGARA  
TOWN CLERK

# LATE AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK  
BY THE  
LAST WORKDAY OF THE MONTH BEFORE 12 P.M.

**DATE:** 7/31/2024  
**TO:** Town Board  
**FROM:** Craig Guillian  
**DEPARTMENT:** Police

Type or print agenda item in box below:

Resolution to approve a conditional offer of full-time employment to Evan Volmrich as a full-time police officer following all PPA Act requirements and assigning him to the Niagara County Law Enforcement Academies 83rd session which commences on September 3rd, 2024.

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

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

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

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



**RECEIVED**

JUL 31 2024

**TOWN OF NIAGARA  
TOWN CLERK**

## AGENDA ITEM

ALL AGENDA ITEMS MUST BE SUBMITTED BY THE  
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: 17/31/2024**

**TO: TOWN OF NIAGARA TOWN BOARD**  
**FROM: Charles E. Haseley, Building Inspector**  
**DEPARTMENT: Department of Inspections**

• Resolution to set the non refundable application fee/s for required Development in a Flood Plain permits administered through the Town of Niagara Department of Inspections as follows:

<u>Districts/use</u>	<u>Fee</u>
<u>Residential .....</u>	<u>\$ 250.00</u>
<u>Commercial.....</u>	<u>\$ 300.00</u>
<u>Industrial.....</u>	<u>\$ 500.00</u>

## Chapter 159. Flood Damage Prevention

### § 159-12. Floodplain development permit.

- A. Purpose. A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community for the purpose of protecting its citizens from increased flood hazards and ensuring that new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in § 159-6, without a valid floodplain development permit. Application for a permit shall be made on forms furnished by the local administrator and may include but not be limited to plans, in duplicate, drawn to scale and showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.
- B. Fees. All applications for a floodplain development permit shall be accompanied by an application fee that shall be determined from time to time by resolution of the Town of Niagara Town Board. In addition, the applicant shall be responsible for reimbursing the Town of Niagara for any additional costs necessary for review, inspection and approval of this project. The local administrator may require a deposit of no more than \$500 to cover these additional costs.

Aug, 2024

**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:** August 2024  
**TO:** Town Board  
**FROM:** Sylvia Virtuoso  
**DEPARTMENT:** Supervisor

Type or print agenda item in box below:

Discussion about the Solar Simplified program.

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

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



Thank you for meeting with us!

Kim Danna <kim@solarsimplified.com>

Fri 8/2/2024 8:08 AM

To: Sylvia Virtuoso <svirtuoso@townofniagara.com>

Cc: Sasha Lukovenko <sasha@solarsimplified.com>

 3 attachments (7 MB)

Solar Simplified\_NY Flyer\_7.16.24 (1).pdf; NGrid\_Solar Simplified\_Enrollment Form.pdf; Niagara Falls Cover Letter.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Virtuoso,

Thank you again for taking the time to meet with us!

In summary, we currently have the capacity to service roughly 1,500 households across our Community Solar projects, with additional projects in the pipeline. Participants who opt into the program will see guaranteed savings directly on their electric bills. Additionally, Solar Simplified will provide Civic Contributions of \$50 per enrollment within the municipality, which can be used at your discretion.

We have had great responses from both municipalities and their residents in the area, including our most recent campaigns with Porter, Youngstown, and Niagara Falls. We enrolled hundreds of accounts across these municipalities, helping them secure grant funding through NYSERDA. Specifically, if we are able to reach 160 enrollments in Niagara, the town would qualify for \$45,000 in grant funding. We would be happy to help the Town of Niagara with the grant application process as well.

For your reference, I am attaching the following documents:

- An overview flier of our program
- A 1-page customer enrollment form
- Cover letter used in our recent mailer campaign in Niagara Falls

If you have additional questions or need further information in preparation for your board meeting on August 14th, please let us know. We would also be happy to arrange a call with Jason Kulaszewski, Sustainability Program Manager at the University at Buffalo Regional Institute, who has been a great resource for municipalities in the region.

If you have some time on the 15th, we would love to stop by your office to discuss the feedback from your board and hopefully outline the next steps to getting started.



Thank you for your consideration, and we look forward to working with you to bring Community Solar to the Town of Niagara.

Best regards,

**Kim Danna**

Community Relations | Solar Simplified

716.393.5773

[Kim@solarsimplified.com](mailto:Kim@solarsimplified.com)

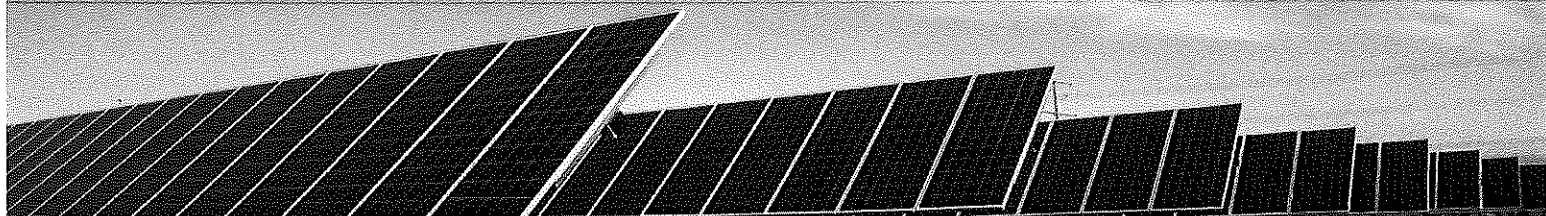
[www.solarsimplified.com](http://www.solarsimplified.com)



SOLAR SIMPLIFIED

Solar energy — simplified.  
No roof installation, no upfront investments.

Just savings!



Solar Simplified is an online platform driving accessibility, transparency and mainstream adoption of solar energy. Our quick and easy enrollment process and personalized customer service experience sets the solar industry standard and connects New Yorkers, like you, to local solar farms to save money on their monthly utility bills. We are challenging the status quo and bringing renewable energy to the New York communities.

**Best-In-Class  
Customer Service**

As a small business we always strive to deliver best-in-class customer service and a personal touch

**No Fees**

Our Community Solar Program is absolutely free to participate in, you only pay for your discounted solar credits  
  
No fees of any kind, ever

**Seamless  
Enrollment**

Enroll in just minutes!  
  
Access our online application any time or call our customer support team

**Environmentally  
Conscious**

At Solar Simplified we are passionate about renewable energy and environmental stewardship

## How Solar Simplified Helps You Save

Without Solar Simplified	With Solar Simplified
Total Energy Cost <b>\$100</b>	Total Energy Cost <b>\$90</b>
<div><b>National Grid Bill</b> Energy Charges \$100  Owed to NGrid \$100  You Save <b>\$0</b></div>	<div><b>National Grid Bill</b> Energy Charges \$100 Solar Credits <b>-\$10</b>  Owed to NGrid \$90  You Save <b>\$10</b></div>

Currently servicing in New York:

**National Grid**

**NYSEG**

**Orange & Rockland**

Consolidated Billing is now available in all three utility territories!

The solar credits and discounts are applied directly to the utility bills. Benefiting from solar energy has never been easier!

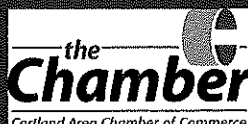
Solar Simplified has been featured in:

**Forbes**

**FULLY  
CHARGED**



Proud Member of



To learn more about Community Solar and sign up visit [www.SolarSimplified.com](http://www.SolarSimplified.com) or call (888) 420-9831

CITY OF NIAGARA FALLS

Office of the Mayor



*Sample  
letter*

1 T1P1 \*\*\*\*\*ECRWSS\*\*C-002

Current Resident

124 4th St

Niagara Falls, NY 14303-1207



June 15, 2024

Dear City of Niagara Falls Resident:

The City of Niagara Falls is excited to announce its collaboration with Solar Simplified to promote clean solar power and energy savings for our community through Community Solar. New York State facilitates Community Solar, which allows renters, homeowners, and businesses to lower their monthly utility bills and support locally generated solar power without the need for panel installation on their property.

These Community Solar projects, located within the National Grid utility territory, are on a first come, first served basis. Because of the legally mandated guaranteed savings nature of Community Solar, a 10% discount on solar credits, this offer is not only good for the environment, but also for your wallet!

There is no cost to enroll in Community Solar and if you are not satisfied with your Solar Simplified subscription, you may cancel at any time without penalty. It's completely risk-free.

As a participant, you will remain a National Grid customer, and National Grid will continue to deliver your electricity without any service interruptions. You will see the applied solar credits and your savings directly on your National Grid utility bill.

Program participants will receive guaranteed savings on their electricity bill while supporting the development of renewable energy infrastructure in New York State. To enroll, simply fill out and mail back the participation form using the enclosed prepaid envelope. Alternatively, you can sign up on the Solar Simplified website at [www.SolarSimplified.com/NF](http://www.SolarSimplified.com/NF) or by calling Solar Simplified at (888) 420-9831. Please contact the Solar Simplified customer support team with any inquiries about the program.

We are thrilled to be able to make a meaningful impact on our local environment by bringing this Community Solar opportunity to our residents.

Very truly yours,

Robert Restaino  
Mayor, City of Niagara Falls





SOLAR SIMPLIFIED.

301 W. Grand Ave., Unit 314  
Chicago, IL 60654  
cs@solarsimplified.com  
888-420-9831

## NEW YORK COMMUNITY SOLAR SUBSCRIPTION AUTHORIZATION FORM

Please complete and submit this form to authorize enrollment. All fields are required unless specified optional.

First & Last Name or Business Name			
Service Address	Street:		
	City:	State:	Zip:
Billing Address <input type="checkbox"/> Check box if same as above	Street:		
	City:	State:	Zip:
Phone Number	(       )		
E-mail Address			
Date of Birth (MM/DD/YYYY)			
National Grid Account Number	_____-_____-_____-_____-_____-_____- Account number is located on top of every page of National Grid bill		
Are you on budget billing?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> I don't know		

### Low and Moderate Income ONLY

"I believe my household qualifies as Low and Moderate Income and I want a \$100 gift card. Please contact me to confirm."

☐ Check box if the above statement applies and provide the following information.

Household Annual Income: \$\_\_\_\_\_ Number of People in Household: \_\_\_\_\_

Please include a copy of one of the following (dated within last 12 months): Tax forms with SSN removed, HEAP Award Letter, HEAP / Energy Utility Assistance listed on utility bill, TANF Award Letter, SNAP Award Letter, EmPower New York Award Letter or Supplemental Social Security Income (SSI) Award Letter

- ☐ By checking this box, you authorize Solar Simplified, its affiliates, and/or its agents to make telemarketing calls and/or send marketing text messages through use of artificial or pre-recorded voice messages or through use of an automatic telephone dialing system. Consent is optional and not a condition of purchasing property, goods or services. You understand data and message rates may apply. You may withdraw your consent to receive marketing calls and text messages by calling 888-420-9831 or reply "STOP" to any marketing text message we send you.

By signing below, I acknowledge that I am the account holder, or an authorized person, of the electric utility account listed above; I have read and agree to the Terms of Service Agreement and Disclosure Statement that are available for viewing at [www.solarsimplified.com/terms](http://www.solarsimplified.com/terms); and I am authorizing Solar Simplified to act on my own behalf for the purpose of enrolling the electric utility account listed above in a registered NYSEDA community solar project, including, but not limited to, signing, using/sharing customer account information as necessary to process enrollment with community distribution generation providers and utility, and activation/deactivation of community solar services/products. This authorization is effective from the date referenced below and shall remain in effect until this authorization is canceled.

\_\_\_\_\_  
Name of Account Holder or Authorized Person

\_\_\_\_\_  
Signature of Account Holder or Authorized Person

\_\_\_\_\_  
Date

\_\_\_\_\_  
[NAME OF MUNICIPALITY]

PLEASE MAIL THIS COMPLETED AND SIGNED FORM TO SOLAR SIMPLIFIED BY USING THE ENCLOSED PREPAID RETURN ENVELOPE. ONCE ENROLLED, YOU WILL RECEIVE A COPY OF THE CUSTOMER DISCLOSURE STATEMENT AND TERMS OF SERVICE AGREEMENT. FOR QUESTIONS, PLEASE CALL 888-420-9831.



## LATE AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK  
BY THE  
LAST WORKDAY OF THE MONTH BEFORE 12 P.M.

**DATE:** 08/01/2024  
**TO:** Town Board  
**FROM:** Craig Guilliani  
**DEPARTMENT:** Police

Type or print agenda item in box below:

Resolution to conditionally approve Haylei Till as a full-time police officer pending all PPA requirements and assigning her to the Niagara County Law Enforcement Academy starting on September 3rd, 2024.

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

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

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

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