

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
March 18th, 2025 @ 6:30PM
AGENDA

WORK SESSION
Wednesday March 12th, 2025 @ 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)

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 February 18th, 2025

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] \$0
Fire Protection vouchers [SF] \$
Street Lighting Pre-Pay vouchers [SL] \$
Street Lighting vouchers [SL] \$0
Trust & Agency Pre-Pay vouchers [TA] \$0
Trust & Agency vouchers [TA] \$
Capital Projects Pre-Pay [H] \$0
Capital Projects vouchers [H] \$

AGENDA

1. Resolution to approve the updated Employee Handbook. The Handbook will be distributed to each employee and all new hires, full, part-time and seasonal where their signature is required for a receipt. (Virtuoso)
2. Resolution to approve payment of \$6,000.00 to C&S Companies to perform the 2025 Groundwater Sampling, Site-Wide Inspection, and Periodic Review Report NYSDEC Site No. C932174 for 4435-4445 Military Road. (Virtuoso)
3. Discussion about the request by National Grid for an easement approval for the power pole that the Town of Niagara has requested at the Northeast corner of the property right in front of the new pole barn. (Sirianni)
4. Resolution to hire J. Michael Corcoran as a part-time police officer. (Guiliani)
5. Discussion on the offer from Wayside Nursery for the lots on Lockport Road for the site of their proposed project. (Virtuoso)
6. Discussion/Presentation by Sensus Water Meter Systems to discuss a possible new water meter reading system. (Beiter)

TABLED

COMMENTS

ADJOURNMENTS

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam



RECEIVED

FEB 07 2025

**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: March 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to approve the updated Employee Handbook. The Handbook will be distributed to each employee and all new hires, full, part time and seasonal where their signature is required for a receipt.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



RECEIVED

FEB 25 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA SUBMITTAL

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**DATE: March 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to approve payment of \$6,000 to C&S Companies to perform the 2025 Groundwater Sampling, Site-Wide Inspection, and Periodic Review Report NYSDEC Site No. C932174 for 4435-4445 Military Road.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

February 20, 2025

Sylvia Virtuoso
Town of Niagara
7105 Lockport Road
Niagara Falls, NY 14305
(716) 297-2150 ext. 136
svirtuoso@townofniagara.com

**Re: 2025 Groundwater Sampling, Site-Wide Inspection, and Periodic Review Report
4435-4445 Military Road Site
NYSDEC Site No. C932174**

Dear Sylvia:

C&S Engineers, Inc. (C&S) is providing the following scope and costs to perform the 2025 site inspections and groundwater sampling, as well as the preparation of the periodic review report (PRR) for 4435-4445 Military Road Site (Site). This proposal is limited to the inspections, groundwater sampling, and reporting required for the submission of the next PRR, due in May 2025.

PROJECT BACKGROUND

As a result of contamination remaining at the Site, a Site Management Plan (SMP), dated October 24, 2022, was prepared for the Site and approved by the New York State Department of Environmental Conservation (NYSDEC). The SMP requires the completion of the following:

- a) Annual site-wide inspection
- b) Annual groundwater monitoring
- c) Soil Vapor Intrusion Evaluation for New Buildings as needed
- d) Completion and submission of a Periodic Review Report (PRR), which summarizes the results of the bulleted items above.

We propose to complete tasks a, b, and d.

PROPOSED SCOPE OF SERVICES

The following presents C&S' proposed tasks to comply with the requirements of the SMP.

Task A – Site-Wide Inspection

C&S will perform the annual site-wide inspection consistent with the requirements in Section 4.2 of the SMP. Site-wide inspections are also required to be performed after severe weather conditions that may

affect site controls outlined in the SMP. However, for the purpose of this proposal, we have assumed that there will be no severe weather events that will impact site controls. If needed, severe weather inspections can be performed as an additional service.

We will utilize the site wide inspection form provided in Attachment H of the SMP to document the inspection. The form will compile sufficient information to assess the following:

- Compliance with all institutional controls, including site usage
- The condition and continued effectiveness of engineering controls
- General site conditions at the time of the inspection
- Site management activities being conducted including, where appropriate, sampling and a health and safety inspection
- Completeness of site records

Task B – Groundwater Monitoring

Consistent with Section 4.3 of the SMP, C&S will perform annual groundwater sampling for monitoring wells MW-03, MW-05, TMW-08, and TMW-09. At MW-05, the well will be purged and sampled using low-flow techniques and the effluent will be analyzed for volatile organic compounds (VOCs). At MW-03, TMW-08, and TMW-09, the well will be purged and sampled using low-flow techniques and the effluent will be analyzed for Hexavalent Chromium. A VOC trip blank will also be collected. The laboratory data will be submitted for third party validation and subsequently uploaded to the NYSDEC EQulS system.

Sampling will be completed consistent with the Quality Assurance Project Plan (QAPP) for the Site. The groundwater monitoring form provided in Attachment H of the SMP will be utilized to document the sampling.

Task C – Soil Vapor Intrusion Evaluation for New Buildings

Will not be required at this time.

Task D – Periodic Review Report

C&S will prepare the annual Periodic Review Report (PRR). The report is expected to include the following sections: executive summary, introduction, site and area description, selected remedy, institutional control / engineering control compliance, conclusions, and recommendations. The report will also include figures and attachments (Record of Decision and inspection forms). It is our understanding that the report will be due to the NYSDEC in May 2025.

ANTICIPATED SCHEDULE

The following schedule for these tasks is outlined in the SMP:

- Site-wide Inspection – Annually, Spring of 2025 is proposed for the inspection.

- Groundwater Monitoring – Annually, Spring of 2025 is proposed for the sampling.
- Periodic Review Report – Annually, May 2025 is anticipated. The NYSDEC will send an official letter to define the due date.

FEE

C&S will perform the services described above on the following basis:

▪ Waste Containerization and Disposal	\$ 830
▪ Laboratory Subcontractor	\$ 520
▪ Data Usability Report	\$ 650
▪ C&S Expenses and Equipment	\$ 300
▪ <u>C&S Field Services and Reporting</u>	<u>\$ 3,700</u>
Total Fee	\$ 6,000

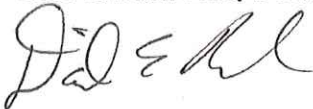
The terms and conditions governing the performance and payment of our services proposed herein, including respective responsibilities and other pertinent matters are set forth in Terms and Conditions (Environmental Investigation and Remediation Monitoring), attached hereto as Exhibit A. This proposal, together with Exhibit A, constitutes the entire agreement between us in respect to the project and may only be modified in writing and if executed by both parties.

If this proposal, together with its governing terms and conditions, description of services to be rendered, and fee set forth herein meet with your approval, kindly acknowledge the same on the line indicated below and return one copy to the undersigned. A signature below will serve as notice to proceed and constitutes acceptance of this proposal which, together with Exhibit A, constitutes an Agreement between C&S Engineers, Inc. (ENGINEER) and the Town of Niagara (CLIENT). This proposal will remain open for acceptance for 30 calendar days from the date of the proposal unless modified by C&S Engineers, Inc. in writing.

Thank you for the opportunity to provide this proposal. Should you have any questions regarding this proposal or require additional information, please feel free to contact either of the undersigned.

Sincerely,

C&S ENGINEERS, INC.



Daniel E Riker, P.G.
Environmental Service Group Manager

ACCEPTED THIS _____ DAY OF _____, 2025

BY: Town of Niagara

AUTHORIZED REPRESENTATIVE'S SIGNATURE

AUTHORIZED REPRESENTATIVE'S TITLE

3



RECEIVED
FEB 25 2025
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: 02/25/2025
TO: Town Board
FROM: Richard Sirianni
DEPARTMENT: Highway

Type or print agenda item in box below:

Discussion about the request by National Grid for an easement approval for the power pole that the town of Niagara has requested at the Northeast corner of the property right in front of the new pole barn.

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

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LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



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FEB 28 2025

TOWN OF NIAGARA
TOWN CLERK

LATE AGENDA ITEM FORM

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LAST WORKDAY OF THE MONTH BEFORE 12 P.M.

DATE: 2/28/2024
TO: Town Board
FROM: Craig Guiliani
DEPARTMENT: Police

Type or print agenda item in box below:

Resolution to hire J. Michael Corcoran as a part-time police officer.

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**DATE: March 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Discussion on the offer from Wayside Nursery for the lots on Lockport Road for the site of their proposed project.

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LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



131.19-1-11
Town of Niagara
Lockport Rd

293000 Niagara
Roll Year: 2025 Curr Yr
Land Size: 87.00 x 73.00

Active
Res vac land
Homestead

R/S: 8 School: Niagara Wheat
Land AV: 6,700
Total AV: 6,700



Parcel 131.19-1-11

- History
- Assessment
 - Exempt(s)
 - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
 - Land(s)
 - Valuation

Parcel Permit Deed Reference

Total 0 Bldg Permits: To open, click the appropriate row (Right Click to Add)

Permit No	Permit Date	Permit Use	Pct Comp	Activity Code
			0	Ac

Permit Number:

Permit Date: Permit Use:

Permit % Complete:

Activity Code:

Cost Estimate:

Change in Use:

Owner Occupancy Date:

new Assessment



131.19-1-10
Town of Niagara
Lockport Rd

293000 Niagara
Roll Year: 2025 Curr Yr
Land Size: 87.00 x 90.00

Active
Res vac land
Homestead

R/S: 8 School: Niagara Wheat
Land AV: 7,700
Total AV: 7,700



- Parcel 131.19-1-10
 - History
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Parcel **Permit** | Deed Reference |

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			0	Ac

Permit Number:

Permit Date: Permit Use:

Permit % Complete:

Activity Code:

Cost Estimate:

Change in Use:

Owner Occupancy Date:

new assessment



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DATE: March 4, 2025
TO: Town Board
FROM: Brian Beiter
DEPARTMENT: Water and Sewer Department

Type or print agenda item in box below:

Discussion/ Presentation by Sensus Water Meter Systems to discuss a possible new water meters and a new water meter reading system

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