

**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**  
**July 15th, 2025 @ 6:30PM**  
**AGENDA**

**WORK SESSION**

Wednesday July 9th, 2025 @ 6:30 PM

**PUBLIC HEARING**

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

**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 June 17th, 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] \$  
Fire Protection vouchers [SF] \$  
Street Lighting Pre-Pay vouchers [SL] \$  
Street Lighting vouchers [SL] \$  
Trust & Agency Pre-Pay vouchers [TA] \$  
Trust & Agency vouchers [TA] \$  
Capital Projects Pre-Pay [H] \$  
Capital Projects vouchers [H] \$

## **AGENDA**

1. Resolution for a change to Local Law, Town of Niagara Code, Chapter 245. Zoning (Haseley)
2. Resolution to adopt a new Town Logo. (Virtuoso)
3. Resolution to accept the only RFQ for Engineering from GHD to be able to apply for the WIIA grant programs. (Virtuoso)
4. Resolution to approve the Host Community Agreement, Decommissioning Plan, Pilot Agreement for Parcels A&B SBL 146.14-1-1, 146.13-1-9.1, 146.13-1-8 for Carson Power LLC, Military Road Solar LLC. (Virtuoso)
5. Resolution to approve the buyout of the 2022 Dodge Ram 1500 (VIN-1C6RR7GG0NS175456) Building Department truck for \$26,502.63. (Haseley)
6. Resolution to approve the sale of a portion of Town-owned land on Disney Drive to Anne DeMunda-Monnen and Carl Monnen for the sum of \$16,000 subject to permissive referendum and on the condition that the property owner has one year from the date of passage of this resolution to close on the transfer of the property. The Town Supervisor is hereby authorized to sign any and all necessary documents to transfer title to the property. (Risman)
7. Resolution calling for a public hearing on August 19<sup>th</sup>, 2025 at 6:30pm on the issue of whether to adopt a Local Law, ordinance or resolution authorizing the Town Assessor to grant exemptions to property owners, pursuant to New York State Real Property Tax Law §470, who meet national green building standards when construction building improvements and whether to establish a maximum exemption amount. (Risman)

## **TABLED**

## **COMMENTS**

## **ADJOURNMENT**

**THE MONTHLY AGENDA IS ON THE TOWN WEBSITE**

[www.townofniagarany.gov](http://www.townofniagarany.gov)

**In Memoriam**



**RECEIVED**

MAY 19 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:** June 2025  
**TO:** Town Board  
**FROM:** Sylvia Virtuoso  
**DEPARTMENT:** Supervisor

Type or print agenda item in box below:

~~Discussion~~ on updating the Town Logo.

*Resolution*

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

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



**RECEIVED**

JUN 26 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: July 2025**  
**TO: Town Board**  
**FROM: Sylvia Virtuoso**  
**DEPARTMENT: Supervisor**

Resolution to accept the only RFQ for Engineering from GHD to be able to apply for the WIIA grant programs.

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

Revised October 2023



**RECEIVED**

JUL 01 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: July 2025  
TO: Town Board  
FROM: Sylvia Virtuoso  
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to approve the Host Community Agreement, Decommissioning Plan, Pilot Agreement for Parcels A&B SBL 146.14-1-1, 146.13-1-9.1, 146.13-1-8 for Carson Power LLC, Military Road Solar LLC.

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

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



**RECEIVED**

JUN 10 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: JUNE 10, 2025  
TO: TOWN OF NIAGARA TOWN BOARD  
FROM: CHARLES HASELEY BUILDING INSPECTOR  
DEPARTMENT: DEPARTMENT OF INSPECTIONS

Type or print agenda item in box below:

RESOLUTION TO APPROVE THE BUYOUT OF THE 2022 DODGE RAM  
1500 (VIN - 1C6RR7GG0NS175456) BUILDING DEPARTMENT TRUCK  
FOR \$26,502.63

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)



# CHRYSLER

## C A P I T A L

6/10/2025

TOWN OF NIAGARA  
7105 LOCKPORT RD  
NIAGARA FALLS, NY 14305-0000

RE: 2022, RAM, RAM 1500 C  
VIN: 1C6RR7GG0NS175456

Thank you for requesting the purchase price quote for your leased vehicle. The terms of this quote are as follows:

- This quote is invalid if you plan to trade this vehicle towards the purchase or lease of another vehicle. If this vehicle is being used as a trade-in, a separate dealer quote will be provided which may be different from the purchase price quote provided in this letter.
- For trade-in transactions, please have your dealer contact us at 855-563-5635.
- You must set up an appointment with your originating dealer, or any other original franchised dealership, to complete the purchase of this vehicle. Note that the dealer may charge a document or other administrative fee for processing such purchase (contact the dealer for the amount of any fees).

**The purchase price quote contained in this letter is good through 6/24/2025 and is available to you, the lessee only, for the purchase of your leased vehicle through your dealer.**

Current Purchase Price	\$26,551.63
Purchase Option Fee	\$350.00
Other Tax (Includes Service Tax, if applicable)	\$0.00
Unpaid Late Charges	\$0.00
Unpaid Monthly Payments	\$-399.00
Unpaid Property Taxes	\$0.00
Unpaid Toll/Parking Violations	\$0.00
Sales Tax	+ \$0.00
Total Amount Due	\$26,502.63

This purchase price quote is subject to a final reconciliation and accounting, and the quoted amount may change if there are returned payments or additional fees assessed on the account within thirty (30) days of this quote. Your dealer will pay the purchase price quote amount directly to Chrysler Capital to complete the purchase transaction for the sale of this vehicle to you, the lessee. Payoffs received after the above "good through" date may be subject to additional charges. If you decide to purchase the vehicle, the title will be released once the account has been paid in full and upon verification of final payment clearance.

Your Security Deposit, if applicable, will be refunded to you after all obligations are paid under the lease agreement. This payoff amount does not deduct unearned premiums for ancillary products, such as credit life insurance, purchased and financed within the loan.

If you purchased credit insurance or any other ancillary product in connection with the lease of your vehicle, you may be entitled to a refund of unearned premiums. Please contact your dealer for details about recovering unearned premiums for credit insurance or any other ancillary product.

If you have an automated payment arrangement in place with your financial institution for this account, please instruct them to cancel future payments once you have purchased this vehicle through your dealer and your account has been paid in full.

Any sales tax collected has been based on our most current knowledge of your state and local requirements. We encourage you to contact your local taxing authority to verify if additional taxes will be due.

Discrepancies in the amount collected, as well as any invoices received by Chrysler Capital after the date of this letter, will remain your responsibility as referenced in your lease agreement. Please consult your state and local officials for tax obligations on the purchase of this vehicle.

Sincerely,  
Chrysler Capital

P.O. Box 961275, Fort Worth, TX 76161-1275 • [www.ChryslerCapital.com](http://www.ChryslerCapital.com) • 855.563.5635

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Lease Payoff 09/2023



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JUL 01 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:** July 1, 2025  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risman, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution to approve the sale of a portion of Town-owned land on Disney Drive to Anne DeMunda-Monnen and Carl Monnen for the sum of \$16,000 subject to permissive referendum and on the condition that the property owner has one year from the date of passage of this resolution to close on the transfer of the property. The Town Supervisor is hereby authorized to sign any and all necessary documents to transfer title to the property.**

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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**TOWN OF NIAGARA  
TOWN CLERK**

## AGENDA ITEM FORM

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LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

**DATE:** July 1, 2025  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risan, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution calling for a public hearing on August 19, 2025 at 6:30P.M on the issue of whether to adopt a local law, ordinance or resolution authorizing the Town Assessor to grant exemptions to property owners, pursuant to New York State Real Property Tax Law § 470, who meet national green building standards when constructing building improvements and whether to establish a maximum exemption amount.**

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

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McKinney's Consolidated Laws of New York Annotated

Real Property Tax Law (Refs & Annos)

Chapter 50-a. Of the Consolidated Laws

Article 4. Exemptions

Title 2. Private Property

McKinney's RPTL § 470

§ 470. Exemption for improvements to real property meeting certification standards for green buildings

Currentness

1. Construction of improvements to real property initiated on or after the first day of January, two thousand thirteen, meeting certification standards for green buildings as provided in this section, including LEED, the green building initiative's green globes rating system, the national green building standards as approved by the American National Standards Institute, or substantially equivalent standards for certification using a similar program for green buildings as determined by the municipal corporation, shall be exempt from taxation by any municipal corporation in which such property is located to the extent provided in this section, provided the governing board of such municipal corporation, after conducting a public hearing, adopts a local law, ordinance or resolution providing therefor.

2. Such real property, or portion thereof, which is certified under a LEED, green globes rating system, national green building standards or similar program using a certification standard which is equivalent to the categories of certified, silver, gold or platinum as meeting green building standards, as determined by an accredited professional shall be exempt as provided below for the respective percentages provided that a municipal corporation may establish a maximum exemption amount in its local law, ordinance or resolution, and provided further, a copy of the certification for a qualified category is filed with the assessor's office and is approved by the assessor as meeting the requirements of this section and the municipal corporation's local law, ordinance or resolution. Such exemption shall be to the extent of any increase in assessed value resulting from the construction or reconstruction of a property meeting LEED, green globes rating system, national green building standards or similar program certification.

LEED EXEMPTION

YEAR	CERTIFIED/SILVER	GOLD	PLATINUM
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	80%	100%	100%
5	60%	80%	100%
6	40%	60%	100%
7	20%	40%	80%
8	0%	20%	60%

**§ 470. Exemption for improvements to real property meeting..., NY RP TAX § 470**

9	0%	0%	40%
10	0%	0%	20%

3. No such exemption shall be granted unless: (a) such construction of improvements was commenced on or after the first day of January, two thousand thirteen, or such later date as may be specified by local law; (b) the value of such construction exceeds the sum of ten thousand dollars; and (c) such construction is documented by a building permit, if required, for the improvements, or other appropriate documentation as required by the assessor. For purposes of this section the term "construction of improvements" shall not include ordinary maintenance and repairs.

4. If the assessor is satisfied that the applicant is entitled to an exemption pursuant to this section, he or she shall approve the application and such real property shall thereafter be exempt from taxation by the municipal corporation as provided in this section commencing with the assessment roll prepared after the taxable status date. The assessed value of any exemption granted pursuant to this section shall be entered by the assessor on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

**Credits**

(Added L.2012, c. 188, § 1, eff. July 18, 2012. Amended L.2013, c. 14, § 1, eff. March 15, 2013; L.2014, c. 363, § 1, eff. Sept. 23, 2014.)

McKinney's R. P. T. L. § 470, NY RP TAX § 470

Current through L.2025 chapters 1 to 159. Some statute sections may be more current, see credits for details.

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