

**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**  
**April 21<sup>st</sup>, 2026 @ 6:30PM**  
**AGENDA**

**WORK SESSION**

Wednesday, April 15<sup>th</sup>, 2026 @ 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 March 17<sup>th</sup>, 2026

**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 to Approve the Annual Special-Use permits renewal request of: (Haseley)
  - Kachs Auto 4800 Witmer Rd. #130.15-2-45
  - Georges Towing 2501 Military Rd. #145.12-3-26
2. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Jacob Calabrese on Marathon Engineering for Niagara Hyundai Motor Vehicle Dealership. 2540 and 2500 Military Rd. Tax Map #'s 145.15-1-6.1&7 (Haseley)
3. Resolution to approve the final site plan request of Jacob Calabrese of Marathon Engineering for Niagara Hyundai Motor Vehicle Dealership. 2540 and 2500 Military Rd. Tax Map #'s 145.15-1-6.1&7 (Haseley)
4. Resolution to approve the prepayment of the bands for each 2026 Music Mania Monday Concert Series Events. (Wallace)
5. Resolution to approve the prepayment of the caterers for each date of the 2026 Music Mania Monday Concert Series, not to exceed \$2,000 except for 7/5 in the amount of \$2,300. (Wallace)
6. Resolution to approve the Annual Special Use Permit renewal a request of: (Haseley)
  - Schlaak Enterprises 2545 Young Street #145.12-2-3 Outdoor Parking/Storage
7. Resolution to hire Mike Schoelles and Anthony Ciraolo as returning seasonal water positions for 13 weeks starting June 1, 2026 as in the 2026 budget. (Beiter)
8. Resolution to hire Steve Roberts and Mike Moyer as returning seasonal sewer positions for 13 weeks starting June 1, 2026 as in the 2026 budget. (Beiter)
9. Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 3002 Rhode Island Avenue on or before June 1, 2026. (Risman)
10. Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 3488 Rhode Island Avenue on or before June 1, 2026. (Risman)

11. Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 6321 Edgewood Drive on or before June 1, 2026. (Risman)
12. Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 6701 Elsa Place on or before June 1, 2026. (Risman)
13. Resolution to approve the following Junkyard License renewals: (Cerrillo)
  - Garlock's Auto Inc. – 2360 Maryland Avenue
  - Metalico – 2133 Maple Avenue
  - Kach's Auto Service – 4800 Witmer Road
  - Satarian Auto-4250 Witmer Road
14. Resolution to declare that the Town of Niagara as a permitted Municipal Separate Storm Sewer System (MS4) is required to make available to the public the Stormwater Management Plan and any reporting documents. The Town recently posted to the website the 2025 Annual & Interim Process Report as submitted to the NYSDEC. Both documents are also available in the Town Clerk's office and the public is welcome to review and comment on the documents or the stormwater program in general at any time. (Haseley)

**TABLED**

**COMMENTS**

**ADJOURNMENT**

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

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

**In Memoriam**

4-5



**RECEIVED**  
MAR 16 2026  
TOWN OF NIAGARA  
TOWN CLERK

ALL AGENDA ITEMS MUST BE SUBMITTED BY THE  
**LAST DAY OF THE MONTH BEFORE 12 P.M.**  
LATE AGENDA ITEMS WILL BE COPIED TO THE TOWN BOARD FOR THEIR SIGNATURES  
(below) FOR ADDITION TO THE AGENDA.

**DATE:** March 16, 2026  
**TO:** TOWN OF NIAGARA TOWN BOARD  
**FROM:** Lee Wallace  
**DEPARTMENT:** Special Events

**ACTION REQUESTED**

Resolution to approve the prepayment of the bands for each 2026 Music Mania Monday Concert Series Events.

Resolution to approve the prepayment of the caterers for each date of the 2026 Music Mania Monday Concert Series, not to exceed \$2,000 except for 7/5 in the amount of \$2,300.

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

7105 LOCKPORT ROAD  
NIAGARA FALLS, NEW YORK 14305

PHONE 716.297.2150  
FAX 716.297.9262



Charles Haseley  
DEPARTMENT OF INSPECTIONS

**RECEIVED**  
MAR 26 2026  
TOWN OF NIAGARA  
TOWN CLERK

**DATE:** MARCH 26, 2026  
**TO:** Town of Niagara Board  
**FROM:** Charles Haseley, DEPARTMENT OF INSPECTIONS *CH*  
**SUBJ:** Special Use Permit Renewals

Type of print agenda item in box below:

RESOLUTION TO APPROVE THE ANNUAL SPECIAL USE PERMIT RENEWAL AREQUESTS OF:

- SCHLAAK ENTERPRISES 2545 YOUNG STREET  
145.12-2-3...OUTDOOR PARKING / STORAGE

Town Supervisor signature required for adding **LATE** Agenda items handed in after **12PM** on the last workday 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: Schlaak Enterprises LLC Phone Number: 716-570-3938  
Address: 7510 Porter Rd Ste 14 Niagara Falls, NY 14304

2. Location of Special Use Permit was issued for:

Business Name: Schlaak Enterprises LLC  
Address: 2545 Young St Niagara Falls, NY 14304  
Phone Number: 716-570-3938 Email: schlaak@outlook.com  
Tax Map # 145.12-2-3

RECEIVED

MAR 23 2025

TOWN OF NIAGARA  
BLDG. INSP. OFFICE

3. Type of Special Use Permit: Outdoor parking/storage

Original Approval Date of Special Use Permit: 11/15/2011  
Expiration Date of Current Special Use Permit: 11/19/25

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.

I Andrew Schlaak 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.

Andrew C. Schlaak  
Applicant's Signature

10/17/25  
Date

For Office Use Only

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

Fee: \$50.00

Approved  Denied

KeyBank National Association  
1-800-KEY4BIZ Key.com

2796

50-7044/2223  
69222

**SCHLAAK ENTERPRISES LLC**  
7510 PORTER RD. SUITE 14  
NIAGARA FALLS, NY 14304

1/15/2026

PAY TO THE ORDER OF Town of Niagara Water

\$ \*\*55.00

Fifty-Five and 00/100\*\*\*\*\*

DOLLARS

Town of Niagara Water  
7105 Lockport Road  
Niagara Falls, NY 14305



*[Signature]*  
AUTHORIZED SIGNATURE

MEMO 30-0208-62

⑈002796⑈ ⑆222370440⑆ 322221000894⑈

Town of Niagara Water

**RECEIVED**

1/15/2026

2796

55.00

MAR 23 2025

TOWN OF NIAGARA  
BLDG. INSP. OFFIC

Return this Portion with Payment		No. of Units	Code	Amount
		1.00	SE	25.00
		1.00	WA	10.00
			UT	20.00
<b>Total Due</b>				55.00
Acct. No.	30-0208-62			00
2545 YOUNG ST				
25-12-15				

TOWN OF NIAGARA  
WATER DEPARTMENT  
7105 LOCKPORT ROAD  
NIAGARA FALLS, NY 14305

KeyBank Checking 08 30-0208-62

55.00

Town of Niagara Water

1/15/2026

2796

55.00

KeyBank Checking 08 30-0208-62

55.00



7510 PORTER RD. SUITE 14  
NIAGARA FALLS, NY 14304

69222

2/20/2026

PAY TO THE ORDER OF Melissa Cerrillo

\$ **\*\*1,062.24**

One Thousand Sixty-Two and 24/100\*\*\*\*\*

DOLLARS

Melissa Cerrillo  
Tax Collector  
7105 Lockport Rd  
Niagara Falls, NY 14305



*Andrew Schlaak*  
AUTHORIZED SIGNATURE

MEMO

⑈002835⑈ ⑆222370440⑆ 322221000894⑈

**2026 COUNTY/TOWN TAX, TOWN OF NIAGARA  
COUNTY OF NIAGARA, STATE OF NEW YORK**

Bill No. **002807**  
Bank Code  
**293000 145.12-2-3**

Town of: Niagara  
School: Niagara Wheatfield  
Property Address: 2545 Young St  
  
Schlaak Andrew  
7510 Porter Rd Ste 14  
Niagara Falls, NY 14304

**RECEIVER'S STUB**

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 02/02/2026	0.00	1,051.72
03/02/2026	10.52	1,062.24
03/31/2026	21.03	1,072.75

**\* IMPORTANT NOTE \***  
"If New York State financed its  
MEDICAID program like most  
states, the County property tax  
would go down by 47.67%

**TOTAL TAXES DUE \$1,051.72**

*Last day to pay without penalty 02/02/2026*

**RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT,  
PLACE A CHECK MARK IN THIS BOX [ ] AND RETURN THE ENTIRE BILL WITH PAYMENT**

**RECEIVED**

**MAR 23 2026**

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

2207



**RECEIVED**

MAR 31 2026

**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 31,2026  
**TO:**TOWN BOARD  
**FROM:** Brian Beiter  
**DEPARTMENT:** WATER

Resolution to hire Mike Schoelles and Anthony Ciralo as retuning seasonal water positions for 13 weeks starting June 1,2026 as in the 2026 budget

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

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



**RECEIVED**

MAR 31 2026

**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 31,2026

**TO:**TOWN BOARD

**FROM:** Brian Beiter

**DEPARTMENT:** SEWER

Resolution to hire Steve Roberts and Mike Moyer as retuning seasonal sewer positions for 13 weeks starting June 1,2026 as in the 2026 budget

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

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



**RECEIVED**

MAR 25 2026

**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:** March 24, 2026  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risman, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 3002 Rhode Island Avenue on or before June 1, 2026.**

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

---

In the Matter of the Unsafe Building located at  
3002 Rhode Island Avenue in the Town of Niagara pursuant  
to Chapter 121 of the Town of Niagara Town Code

---

Findings of  
Fact and Order

The Town Board of the Town of Niagara hereby makes the following Findings of Fact and Order in the matter of the Unsafe Building located at 3002 Rhode Island Avenue in the Town of Niagara:

### **I. Findings of Fact**

1. The Town Building Inspector has received numerous complaints about the condition of 3002 Rhode Island Avenue between 2023 and the present;
2. In response to the complaints, the Town Building Inspector inspected the property on multiple occasions and found numerous violations of the New York State Property Maintenance Code including the property being abandoned, not maintained, roof damage, unsafe windows and walls, unsafe structural members, electrical wiring, unsafe floors and ceilings, and the property being open, unsecure, in disrepair, dangerous and a fire hazard.
3. A notice of violation was sent by the Building Inspector to the property owner of record on November 30, 2023.

4. On December 7, 2023, the Building Inspector declared the property a public nuisance. The notice was posted on the house.
5. The Building Inspector condemned the house and deemed the building unsafe on the basis that it was vacant and unattended continuously for a lengthy period, and the building condition is unsafe, unsanitary, and dangerous to the health, morals, safety, and general welfare of the people of the Town of Niagara, and a fire hazard to neighboring properties.
6. A notice was mailed on February 5, 2026, to the owner and all persons and entities with an interest in the property scheduling a Hearing before the Town Board pursuant to Chapter 121 of the Town Code.
7. A Hearing was conducted by the Town Board on April 21, 2026.
8. At the Hearing, the Town Building Inspector presented evidence about the property complaints, notices of violation, property conditions and the declaration of a public nuisance and condemning of the property.
9. Based upon the evidence submitted at the Hearing, the Town Board hereby finds that the property has been vacant and not maintained, is damaged and structurally unsound, and is a danger to the health, welfare, and safety of the residents of the Town of Niagara and that the property is a fire hazard to the nearby properties.

## II. Town Board Order

The Town Board of the Town of Niagara hereby issues the following Order based upon the above Findings of Fact pursuant to Section 121-6 of the Town Code:

1. The owner, and all persons or entities with a legal interest in the property, are hereby commanded and directed to repair, vacate or demolish the structure located at 3002 Rhode Island Avenue and to bring the property into full compliance with the New York State Property Maintenance Code and Town Code on or before June 1, 2026;
2. In the event the property is not repaired, vacated or demolished by June 1, 2026, the Town shall cause such repairs or demolition to be made and either assess the costs against the land, sue the owner or other responsible parties for the costs of such repair or demolition, plus reasonable and necessary legal expenses, pursuant to Section 78-b of the New York State General Municipal Law, or fine and imprison the responsible parties pursuant to Town Code Section 121-7.



**RECEIVED**

MAR 25 2026

**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:** March 24, 2026  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risman, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 3488 Rhode Island Avenue on or before June 1, 2026.**

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

---

In the Matter of the Unsafe Building located at  
3488 Rhode Island Avenue in the Town of Niagara pursuant  
to Chapter 121 of the Town of Niagara Town Code

---

Findings of  
Fact and Order

The Town Board of the Town of Niagara hereby makes the following Findings of Fact and Order in the matter of the Unsafe Building located at 3488 Rhode Island Avenue in the Town of Niagara:

**I. Findings of Fact**

1. The Town Building Inspector has received numerous complaints about the condition of 3488 Rhode Island Avenue between 2024 and the present;
2. In response to the complaints, the Town Building Inspector inspected the property on multiple occasions and found numerous violations of the New York State Property Maintenance Code including the property being abandoned, not maintained, roof damage, unsafe windows and walls, unsafe floors and ceilings, and the property being open, unsecure, in disrepair, dangerous and a fire hazard.
3. A notice of violation was sent by the Building Inspector to the property owner of record on August 19, 2024.

4. On August 19, 2024, the Building Inspector declared the property a public nuisance. The notice was posted on the house.
5. The Building Inspector condemned the house and deemed the building unsafe on the basis that it was vacant and unattended continuously for a lengthy period, and the building condition is unsafe, unsanitary, and dangerous to the health, morals, safety, and general welfare of the people of the Town of Niagara, and a fire hazard to neighboring properties.
6. A notice was mailed on August 19, 2024, to the owner and all persons and entities with an interest in the property scheduling a Hearing before the Town Board pursuant to Chapter 121 of the Town Code.
7. A Hearing was conducted by the Town Board on April 21, 2026.
8. At the Hearing, the Town Building Inspector presented evidence about the property complaints, notices of violation, property conditions and the declaration of a public nuisance and condemning of the property.
9. Based upon the evidence submitted at the Hearing, the Town Board hereby finds that the property has been vacant and not maintained, is damaged and structurally unsound, and is a danger to the health, welfare, and safety of the residents of the Town of Niagara and that the property is a fire hazard to the nearby properties.

## **II. Town Board Order**

The Town Board of the Town of Niagara hereby issues the following Order based upon the above Findings of Fact pursuant to Section 121-6 of the Town Code:

1. The owner, and all persons or entities with a legal interest in the property, are hereby commanded and directed to repair, vacate or demolish the structure located at 3488 Rhode Island Avenue and to bring the property into full compliance with the New York State Property Maintenance Code and Town Code on or before June 1, 2026;
2. In the event the property is not repaired, vacated or demolished by June 1, 2026, the Town shall cause such repairs or demolition to be made and either assess the costs against the land, sue the owner or other responsible parties for the costs of such repair or demolition, plus reasonable and necessary legal expenses, pursuant to Section 78-b of the New York State General Municipal Law, or fine and imprison the responsible parties pursuant to Town Code Section 121-7.



**RECEIVED**

MAR 25 2026

**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:** March 24, 2026  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risman, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 6321 Edgewood Drive on or before June 1, 2026.**

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

---

In the Matter of the Unsafe Building located at  
6321 Edgewood Drive in the Town of Niagara pursuant  
to Chapter 121 of the Town of Niagara Town Code

---

Findings of  
Fact and Order

The Town Board of the Town of Niagara hereby makes the following Findings of Fact and Order in the matter of the Unsafe Building located at 6321 Edgewood Drive in the Town of Niagara:

**I. Findings of Fact**

1. The Town Building Inspector has received numerous complaints about the condition of 6321 Edgewood Drive between 2024 and the present;
2. In response to the complaints, the Town Building Inspector inspected the property on multiple occasions and found numerous violations of the New York State Property Maintenance Code including the property being abandoned, not maintained, roof damage, unsafe windows and walls, unsafe floors and ceilings, and the property being open, unsecure, in disrepair, dangerous and a fire hazard.
3. A notice of violation was sent by the Building Inspector to the property owner of record on April 18, 2024.
4. On April 18, 2024, the Building Inspector declared the property a public nuisance. The notice was posted on the house.

5. The Building Inspector condemned the house and deemed the building unsafe on the basis that it was vacant and unattended continuously for a lengthy period, and the building condition is unsafe, unsanitary, and dangerous to the health, morals, safety, and general welfare of the people of the Town of Niagara, and a fire hazard to neighboring properties.
6. A notice was mailed on February 5, 2025, to the owner and all persons and entities with an interest in the property scheduling a Hearing before the Town Board pursuant to Chapter 121 of the Town Code.
7. A Hearing was conducted by the Town Board on April 21, 2026.
8. At the Hearing, the Town Building Inspector presented evidence about the property complaints, notices of violation, property conditions and the declaration of a public nuisance and condemning of the property.
9. Based upon the evidence submitted at the Hearing, the Town Board hereby finds that the property has been vacant and not maintained, is damaged and structurally unsound, and is a danger to the health, welfare, and safety of the residents of the Town of Niagara and that the property is a fire hazard to the nearby properties.

## **II. Town Board Order**

The Town Board of the Town of Niagara hereby issues the following Order based upon the above Findings of Fact pursuant to Section 121-6 of the Town Code:

1. The owner, and all persons or entities with a legal interest in the property, are hereby commanded and directed to repair, vacate or demolish the structure located at 6321 Edgewood Drive and to bring the property into full compliance with the New York State Property Maintenance Code and Town Code on or before June 1, 2026;
  
2. In the event the property is not repaired, vacated or demolished by June 1, 2026, the Town shall cause such repairs or demolition to be made and either assess the costs against the land, sue the owner or other responsible parties for the costs of such repair or demolition, plus reasonable and necessary legal expenses, pursuant to Section 78-b of the New York State General Municipal Law, or fine and imprison the responsible parties pursuant to Town Code Section 121-7.



**RECEIVED**

MAR 25 2026

**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:** March 24, 2026  
**TO:** Town of Niagara Town Board  
**FROM:** Michael B. Risman, Esq.  
**DEPARTMENT:** Town Attorney

Type or print agenda item in box below:

**Resolution to adopt and approve Findings of Fact and Order directing the property owner to repair, vacate and demolish the property at 6701 Elsa Place on or before June 1, 2026.**

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

---

In the Matter of the Unsafe Building located at  
6701 Elsa Place in the Town of Niagara pursuant  
to Chapter 121 of the Town of Niagara Town Code

---

Findings of  
Fact and Order

The Town Board of the Town of Niagara hereby makes the following Findings of Fact and Order in the matter of the Unsafe Building located at 6701 Elsa Place in the Town of Niagara:

**I. Findings of Fact**

1. The Town Building Inspector has received numerous complaints about the condition of 6701 Elsa Place between 2021 and the present;
2. In response to the complaints, the Town Building Inspector inspected the property on multiple occasions and found numerous violations of the New York State Property Maintenance Code including the property being abandoned, not maintained, roof damage, unsafe windows and walls, siding, insulation, structural members, and the property being open, unsecure, in disrepair, dangerous, a fire hazard, and having partially collapsed.
3. A notice of violation was sent by the Building Inspector to the property owner of record on May 13, 2021.

4. On May 13, 2021, the Building Inspector declared the property a public nuisance. The notice was posted on the house.
5. The Building Inspector condemned the house and deemed the building unsafe on the basis that it was vacant and unattended continuously for a lengthy period, and the building condition is unsafe, unsanitary, and dangerous to the health, morals, safety, and general welfare of the people of the Town of Niagara, and a fire hazard to neighboring properties.
6. A notice was mailed on February 5, 2026, to the owner and all persons and entities with an interest in the property scheduling a Hearing before the Town Board pursuant to Chapter 121 of the Town Code.
7. A Hearing was conducted by the Town Board on April 21, 2026.
8. At the Hearing, the Town Building Inspector presented evidence about the property complaints, notices of violation, property conditions and the declaration of a public nuisance and condemning of the property.
9. Based upon the evidence submitted at the Hearing, the Town Board hereby finds that the property has been vacant and not maintained, is damaged and structurally unsound, and is a danger to the health, welfare, and safety of the residents of the Town of Niagara and that the property is a fire hazard to the nearby properties.

## **II. Town Board Order**

The Town Board of the Town of Niagara hereby issues the following Order based upon the above Findings of Fact pursuant to Section 121-6 of the Town Code:

1. The owner, and all persons or entities with a legal interest in the property, are hereby commanded and directed to repair, vacate or demolish the structure located at 6701 Elsa Place and to bring the property into full compliance with the New York State Property Maintenance Code and Town Code on or before June 1, 2026;
2. In the event the property is not repaired, vacated or demolished by June 1, 2026, the Town shall cause such repairs or demolition to be made and either assess the costs against the land, sue the owner or other responsible parties for the costs of such repair or demolition, plus reasonable and necessary legal expenses, pursuant to Section 78-b of the New York State General Municipal Law, or fine and imprison the responsible parties pursuant to Town Code Section 121-7.



**RECEIVED**

MAR 31 2026

**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: 3/31/2026  
TO: Supervisor Virtuoso  
FROM: Melissa Cerrillo  
DEPARTMENT: Town Clerk

Resolution to approve the following  
Junkyard License Renewals:

- Garlock's Auto Inc - 2300 Maryland Ave.
- Metalico - 2133 Maple Ave.
- Kochs Auto Service - 4800 Witmer Rd.
- Saturnin Auto - 4250 Witmer Rd.

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

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