

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

MINUTES

**Tuesday, February 17th, 2026
6:30 PM**

PUBLIC HEARING

1. Resolution for the proposed amendments to the Town of Niagara Code, Chapter 245 Zoning. Tabled and hearing to be kept open. **Opened 6:30pm – Tabled 6:30pm**

OPEN MEETING (Pledge, Prayer, Roll Call) @6:30pm

(Residents who passed away since our last meeting are Memorialized at the end of this Agenda)

Supervisor Sylvia Virtuoso called the meeting to order with the Pledge of Allegiance.

Attached is a Memorial Page of all the deceased Town residents who passed away recently.

Roll Call:

Present: Supervisor Sylvia Virtuoso, Deputy Supervisor Marc Carpenter, Councilman Bob Herman

Absent:

Excused: Councilman Johnny Parks, Councilman Mike Lee
Also, present Melissa Cerrillo, Town Clerk

PRIVILEGE OF THE FLOOR *(Announce changes to agenda, if any)*

(§50-3 Privilege of the floor. Only members of the public sector are allowed to speak at this time and may address any agenda or non-agenda item. (3-minute limit)

Closed @ 6:36pm

Gunwant Sodhi of 9701 Porter Road spoke in regards to the business renewal process and special use permit application. He stated he was approved for 2024-2025 and when applying for the 2026 he was asked to hand in a new renewal application. Mr. Sodhi handed in 4 pages for the Town Board to review. He would like to know what was settled on to know what is required, and asked why the application procedure can't be consistent. Supervisor Virtuoso asked Building Inspector Haseley what the status of the application was, he mentioned the business renewal license still needs to be paid for, they are working out of a shed, not a house, and he already answered him today as to why he has to reapply. Supervisor Virtuoso stated they will call to set a date with him to clarify.

APPROVAL OF MINUTES

1. Town Board Meeting of January 20th, 2026

Motion to approve by Councilman Carpenter, second by Councilman Herman

Ayes –Virtuoso, Carpenter, Herman

Noes – none
Abstain-none

Motion carried.

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$33,471.27
General Fund vouchers [A] \$117,765.11
Sewer Fund Pre-Pay vouchers [G] \$1,632.39
Sewer Fund vouchers [G] \$1,048,082.57
Water Fund Pre-Pay vouchers [F] \$2,216.62
Water Fund vouchers [F] \$6,707.52
Highway Fund Pre-Pay vouchers [DA] \$136.02
Highway Fund vouchers [DA] \$105,468.65
Fire Protection Pre-Pay vouchers [SF] \$0.00
Fire Protection vouchers [SF] \$46,416.22
Street Lighting Pre-Pay vouchers [SL] \$49.49
Street Lighting vouchers [SL] \$0.00
Trust & Agency Pre-Pay vouchers [TA] \$0.00
Trust & Agency vouchers [TA] \$17,892.50
Capital Projects Pre-Pay [H] \$0.00
Capital Projects vouchers [H] \$69,480.37

Motion to approve by Councilman Carpenter, second by Councilman Herman.

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

Motion carried.

AGENDA

1. Resolution to purchase a Peterbilt single axel plow truck and a Peterbilt Tandem Plow truck. Cost for the truck, to build the box and plow system not to exceed \$698,000.00 and to proceed with the Bonding procedures for payment. (Sirianni)

Motion to approve by Councilman Carpenter second by Councilman Herman.

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

Motion carried.

2. Resolution to approve the Annual-Special-Use permit renewal requests of :

- She Drums 7801 Packard Rd. #145.08-4-19
- Runkle Holdings 4610 Theresa Lane #131.11-1-79
- BV Construction 7030 Packard Rd. #145.11-2-36
- Drive Star 4660 Witmer Rd. #131.11-1.4.2

- Joe Cecconi's 2380 Militar Rd. #145.16-1-6
- Joe Cecconi's 2429 Military Rd. #145.16-2-29
- Joe Cecconi's 2443 Military Rd. #145.16-2-1
- Military Towing 4890 Saunders Settlement Rd. #131.10-1-5

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman

Noes – none

Abstain – none

Motion carried.

3. Resolution to prepay for Brian Beiter and Mark Heary to attend the 2026 WNY Water Works Conference. (Cost of \$45.00 each) (Beiter)

Motion to approve by Councilman Virtuoso second by Councilman Carpenter

Ayes –Virtuoso, Carpenter, Herman

Noes – none

Abstain – none

Motion carried.

4. Resolution to do prepays for Water and Sewer Schooling for the Water and Sewer Department. (Beiter)

Motion to approve by Councilman Virtuoso second by Councilman Carpenter.

Ayes –Virtuoso, Carpenter, Herman

Noes – none

Abstain – none

Motion carried.

5. Resolution to declare an emergency for the sewer collapse on Military Road and approve the bonding for payment, not to exceed \$700,000.00. (Beiter)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman

Noes – none

Abstain – none

Motion carried.

6. Resolution to approve Police Commissioner Michael Lee to the active roster within the Police Department granting all police powers under his current valid police certifications. (Guiliani)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman

Noes – none

Abstain – none

Motion carried.

TABLED

1. Resolution to approve the proposed amendments to the Town of Niagara Code, Chapter 245 Zoning. (Haseley)
2. Discussion on having the Military Road sanitary sewer main relined and televised from Fashion Outlet Blvd. to Richmond Ave. (Beiter)
3. Resolution to approve the Annual Special-Use permits renewal request of: (Haseley)
 - Georges Towing 2501 Military Rd. #145.12-3-26
 - Pages Auto 3700 Lockport Rd. #144.27-2-37
 - Kachs Auto 4800 Witmer Rd. #130.15-2-45
4. 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)
5. Resolution to approve the final site plan request of Jacob Calabrese of Marathon Engineering for Niagara Hyundai Motor Vehicle Dealership. 2540 and 2500 Military Rd. Tax Map #'s 145.15-1-6.1&7 (Haseley)

COMMENTS

Councilman Herman said with winter coming to an end, he wanted to take this time to thank the Highway Department for doing a good job keeping up this season. Councilman Carpenter thanked all the department heads that dealt with the water and sewer issues this past month, all the plowing and snow removal and that he can't wait for Spring. Supervisor Virtuoso thanked the water, highway and police department for working tirelessly and wanted them to know their efforts don't go unnoticed.

ADJOURNMENTS

Motion to adjourn by Councilman Carpenter, second by Councilman Herman. All in favor. Meeting adjourned at 6:46pm.

Respectfully Submitted,

Melissa Cerrillo

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam

**Blake Bowers
Patricia Walker
Mary Flood
Frances Blazina
Jeffery Dzialak**

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: Gumwant Sodhi Phone Number: 716-804-3471
 Address: 9701 Porter Road, Niagara Falls, NY 14304

2. Location of Special Use Permit was issued for:

Name: ARTWORK ON WHEELS
 Address: 9701 Porter Road, Niagara Falls, NY 14304
 Phone Number: 716-804-3471 Email: gumwantin@yahoo.com
 Tax Map # 146.19-3.1

3. Type of Special Use Permit: IN HOUSE OCCUPATION

Original Approval Date of Special Use Permit: 10/11/2023 (Town Board meeting on 10/17/2023 Agenda)
 Expiration Date of Current Special Use Permit: 12/31/2025

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 Current Paid Town/County Taxes and Town Water/Sewer Bill.

I Gumwant Sodhi 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.

Applicant's Signature

Gumwant Sodhi

Date

10/18/2025

For Office Use Only

Town Board Meeting Date / /

Fee: \$50.00

Approved Denied

2024

TOWN OF NIAGARA BUSINESS REGISTRATION

ARTWORK ON WHEELS

9701 PORTER ROAD NIAGARA FALLS, NY 14304

IN-HOUSE OCCUPATION

Charles Haseley

Charles Haseley, Building Inspector

EXPIRES: 12/31/2024

Date

2025

TOWN OF NIAGARA BUSINESS REGISTRATION

ARTWORK ON WHEELS

9701 PORTER ROAD NIAGARA FALLS, NY 14304

IN HOME OCCUPATION

Charles Haseley

Charles Haseley, Building Inspector

EXPIRES: 12/31/2025

Date

Re: Response to Your Complaint #060-2026 – Acknowledgment and Clarification

From: Charles Haseley (chaseley@townofniagarany.gov)

To: gunwantin@yahoo.com

Cc: svirtuoso@townofniagarany.gov; bealy@townofniagarany.gov; cauerbach@barclaydamon.com

Date: Tuesday, February 17, 2026 at 12:14 PM EST

Good Afternoon ,

Mr. Sodhi,

This correspondence is to inform you that although as you have pointed out in your attached thread, that do to you filing an application for the Special -use permit annual renewal application and the Town Board having approved the same last November, that your assumption that the requirements of Chapter 125 do not apply to Art-Work on wheels is incorrect.

Businesses that require and have a special-use permit issued from the Town ,to include Art-Work on Wheels that are not listed In Town of Niagara Code (TNC) Chapter 125 Business Licensing , section 125 -2 Exemptions . as being specifically exempt from complying with all the standards set forth in (TNC) Chapter 125 -1 Registration Certificates shall comply with section 125-1.

As Previously identified in complaint # 060-2026 Violation Notice and supporting documentation, compliance with Chapter 125 can be accomplished by completing the provided application form and remitting to the Department of Inspections as required by section 125-3 Applications for certificates , with the fee as identified on the violation notice as required section 125-4 Application fee .

Please be advised Special uses to include Art-work on Wheels required to comply with standards set out in Article VII. Special Permits, per Section 245-64 A. General Provisions are additionally subject to satisfying all other requirements of the (TNC) to include but not limited to the applicable standards in Chapter 125.

I trust you find this in sufficient detail and clarification to what was previously identified in the Town issued violation notice and as further attested to here within, that compliance with the standards of Chapter 125 are applicable and as such the conditions identified in the violation notice remains in full force.

Should you and or any of your agents have any questions in this matter please do not hesitate to give our office a jingle.

From: Gunwant Sodhi <gunwantin@yahoo.com>
Sent: Thursday, February 12, 2026 9:31 PM
To: Charles Haseley <chaseley@townofniagarany.gov>
Cc: svirtuoso@townofniagarany.gov <svirtuoso@townofniagarany.gov>
Subject: Response to Your Complaint #060-2026 – Acknowledgment and Clarification

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 Mr. Haseley,

This refers to your Complaint # 060-2026: Artwork On-Wheels, 9701 Porter Road – In Home Occupation.

I am writing about the complaint received from the Town of Niagara Department of Inspections. I wish to formally acknowledge receipt of the complaint and the cited Corrective Action/s, **“Complete the Town of Niagara business registration form and remit form and associated application fee to the Town of Niagara Department of Inspections by the stated allotted time frame to comply”**.

I would like to clarify that on October 11, 2025, I personally visited the Department of Inspections Office and submitted the Special Use Renewal Form, along with the necessary supporting documents. For your reference, I have attached a copy of the submitted form with this email.

Additionally, the resolution to approve the annual special permit request was made, approved, and carried out during the Town of Niagara Board Meeting held on November 18, 2025, as recorded under Agenda Item No. 5. This confirms that the Department had placed my application before the Board, and the Board formally approved the request.

In view of the above, I believe that no further action is required from my end, as all compliance obligations have been fulfilled and the approval duly recorded.

However, should the Department require any additional information or support documentation, please inform me, and I will be happy to provide it promptly.

Thank you for your attention to this matter. I look forward to your response and confirmation of resolution.

Kind regards,

Gunwant Sodhi

Artwork On-Wheels 9701 Porter Road
Niagara Falls, NY 14304
Phone: 716-804-3471



(TNC) SNIPPETS.pdf
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