

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

**MINUTES
Tuesday, July 21st, 2026
6:30 PM**

PUBLIC HEARING

1. To consider the proposed Franchise Agreement renewal of Charter Communications.
(Agreement available for viewing in the Town Clerks Office). **Opened @ 6:30pm,
Closed @ 6:30pm**

OPEN MEETING (Pledge, Prayer, Roll Call) @6:31pm

(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, Councilman Johnny Parks, and Councilman Mike Lee

Absent:

Excused:

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)

Opened @ 6:32pm - Closed @ 6:32pm

APPROVAL OF MINUTES

1. Town Board Meeting of June 16th, 2026

Motion to approve by Councilman Carpenter, second by Councilman Parks

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain-none

Motion carried.

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$28,153.12

General Fund vouchers [A] \$92,466.24
Sewer Fund Pre-Pay vouchers [G] \$1,482.54
Sewer Fund vouchers [G] \$640.41
Water Fund Pre-Pay vouchers [F] \$862.29
Water Fund vouchers [F] \$144,792.13
Highway Fund Pre-Pay vouchers [DA] \$466.42
Highway Fund vouchers [DA] \$65,584.17
Fire Protection Pre-Pay vouchers [SF] \$0.00
Fire Protection vouchers [SF] \$230.26
Street Lighting Pre-Pay vouchers [SL] \$7,634.05
Street Lighting vouchers [SL] \$0.00
Trust & Agency Pre-Pay vouchers [TA] \$0.00
Trust & Agency vouchers [TA] \$2,586.00
Capital Projects Pre-Pay [H] \$0.00
Capital Projects vouchers [H] \$14,346.92

Motion to approve by Councilman Lee, second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

AGENDA

1. Resolution to approve the Franchise Agreement renewal of Charter Communications.
(Agreement renewal available for viewing in Town Clerks Office). (Virtuoso)

Motion to approve by Councilman Lee second by Councilman Carpenter.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

2. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Ventry Concrete c/o Thomas Shelberg of DEL. 3214 Haseley Drive, Tax Map #146.01-1-6 (Haseley)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

3. Resolution to approve the final site plan request of Ventry Concrete c/o Thomas Shelberg of DEL. 3214 Haseley Drive, Tax Map #146.01-1-6 (Haseley)

Motion to approve by Councilman Carpenter second by Councilman Lee

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

4. Resolution to make the following Budget Amendments to balance the 2026 Budget:
(Siegmann)

From:	A1990.4	Contingency's	\$3,604.00
To:	A1220.2	Supervisor Equipment	\$1,500.00
	A1320.4	Auditor Contractual	\$500.00
	A1950.4	Taxes & Assessments	\$1,174.00
	A8020.4	Planning Contract	\$430.00
From:	DA5130.4	Machinery Contract	\$15,000.00
	DA9010.8	NYS Retirement	\$3,375.00
To:	DA5142.4	Snow Removal Contract	\$15,000.00
	DA9050.8	Unemployment	\$3,375.00
From:	G8120.4	Sewer Contract	8.00
To:	G1950.4	Taxes and Assess	8.00

Motion to approve by Councilman Lee second by Councilman Parks

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

5. Resolution to make the following Budget Amendments to balance the 2026 Budget:
(Siegmann)

Increase:	A1120	Non-Property Tax Dist.	\$214,024.00
Increase:	A7110.1	Park payroll	\$214,024.00
Decrease:	DA1120	Non-Property Tax Dist.	\$214,024.00
Decrease:	DA5110.1	General Repairs	\$83,469.36
	DA5112.1	Improvements	\$6,420.72
	DA5130.1	Machinery	\$27,823.12
	DA5140.1	Miscellaneous	\$59,926.72
	DA5142.1	Snow Removal	\$34,243.84
	DA5148.1	Services Other Govt	\$2,140.24

Motion to approve by Councilman Herman second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

6. Resolution to call for the required Public Hearing in conjunction with the Special-Use Permit request of Market Stores WNY, LLC. to operate an adult-use cannabis retail dispensary out of 5 Colomba Drive/Tax Map #131.09-1-5. Hearing to be held at the next monthly Town Board meeting scheduled for August 18th at 6:30pm. (Haseley)

Motion to approve by Councilman Parks second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

7. Resolution to call for the required Public Hearing in conjunction with the Minor combination of lots request of Ronald and Raquel Kuntz. Tax Map #145.08-2-25 and 7800 Packard Road, Tax Map #145.08-2-24. Hearing to be held at the next monthly Town Board meeting scheduled for August 18th at 6:30pm. (Haseley)

Motion to approve by Councilman Lee second by Councilman Carpenter.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

8. Resolution to call for the required Public Hearing as it pertains to the major re-subdivision request of Thomas Reynolds PE. of Nussbaumer & Clarke. Tax Map #131.11-1-46. Hearing to be held at the next monthly Town Board meeting scheduled for August 18th at 6:30pm. (Haseley)

Motion to approve by Councilman Carpenter second by Councilman Lee.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

9. Resolution to call for the required Public Hearing for the Special-Use permit/home occupation request of Jack Horning to conduct business from his residence. 4620 Theresa

Lane, Tax Map #131.11-1-78. Hearing to be held at the next monthly Town Board meeting scheduled for August 18th at 6:30pm. (Haseley)

Motion to approve by Councilman Parks second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

10. Resolution to call for the required Public Hearing for the Special-Use Permit request of Richard Kindzia, for a home occupation from his residence, 7212 St. Joseph Road, Tax Map #131.20-3-49. Hearing to be held at the next monthly Town Board meeting scheduled for August 18th at 6:30pm. (Haseley)

Motion to approve by Councilman Lee second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

11. Resolution to approve the annual Special-Use Permit renewal requests of: (Haseley)

- Joseph Casale...7431 Sunnydale Drive... 131.20-3-16...In-Home Occupation

Motion to approve by Councilman Lee second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

12. Resolution to accept low bid of \$129,722.00 from Regional Environmental Demolition and AMD Environmental to assist with the asbestos air monitoring as per the attached fee schedule as required to demolish 6 homes in the Town of Niagara. (Virtuoso)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

13. Resolution to accept the New York State CREST Grant in the amount of \$2,000,000.00 for the purchase of a Ladder Fire Truck for Niagara Active Hose Fire Company and to authorize Sylvia Virtuoso and Jackie Siegmann to sign all the paperwork for grant submission. (Virtuoso)

Motion to approve by Councilman Carpenter second by Councilman Herman.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

14. Resolution to accept the resignation of part-time Police Officer Domenic Senese effective 7/22/2026. (Guiliani)

Motion to approve by Councilman Lee second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

15. Resolution to call for the Public Hearing for the Towns amendment proposal to the Towns Zoning District Map. Changing (4) consecutive adjacent parcels located on the West side of Columba Drive. Currently zoned (MR) Mixed Residential to (C-MU) Commercial-Mixed Use. Tax Map Numbers: 131.09-2-1.1, 131.09-2-1.2, 131.09-2-1.4 and 131.09-2-1.5

Motion to approve by Councilman Carpenter second by Councilman Parks.

Ayes –Virtuoso, Carpenter, Herman, Parks, Lee

Noes – none

Abstain – none

Motion carried.

TABLED

1. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Edward Webster. 2541 Military Road, Tax Map #145.12-3-21. (Haseley)
2. Resolution to approve the final site plan request of Edward Webster. 2541 Military Road, Tax Map #145.12-3-21. (Haseley)
3. Resolution to charge Music Mania Monday budget line for Parks workers for the trash pickup and cooler moving. (Sirianni)

4. Resolution to declare a negative declaration on the associated SEQR for the final site plan request of Michael Lukaszewski R.A. 10195 Niagara Falls Blvd, Tax Map #146.19-2-4.22. (Haseley)

5. Resolution to approve the final site plan request of Michael Lukaszewski R.A. 10195 Niagara Falls Blvd, Tax Map #146.19-2-4.22. (Haseley)

COMMENTS

No comments this evening.

ADJOURNMENT

Motion to adjourn by Councilman Carpenter, second by Councilman Parks. All in favor. Meeting adjourned at 6:42pm.

Respectfully Submitted,

Melissa Cerrillo

Town Clerk

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam

Thomas Galbo, Sr.

Roland C. Shepherd

Dianne Carson

David L. Fickes

David Michael Brewer

Gerlad G. Thomason

Richard T. Kosut



July 27th August 3rd August 10th August 17th