

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
October 20th, 2026 @ 6:30PM
AGENDA

WORK SESSION

Wednesday, October 14th, 2026 @ 6:30 PM

PUBLIC HEARING

1. To consider the Minor combination of lots request of Ronald and Raquel Kuntz. Tax Map #145.08-2-25 and 7800 Packard Road, Tax Map #145.08-2-2. **Continuance**
2. To consider the major re-subdivision request of Thomas Reynolds PE. of Nussbaumer & Clarke on behalf of Mr. Frishman, Kay Ellen Drive. Tax Map #131.11-1-46
Continuance
3. To consider proposed adoption of Preliminary Town Budget for 2027.

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 September 15th, 2026

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$19,501.90
General Fund vouchers [A] \$170,092.30
Sewer Fund Pre-Pay vouchers [G] \$2,146.34
Sewer Fund vouchers [G] \$5,253.70
Water Fund Pre-Pay vouchers [F] \$299.71
Water Fund vouchers [F] \$116,437.87
Highway Fund Pre-Pay vouchers [DA] \$283.53

Highway Fund vouchers [DA] \$210,763.89
Fire Protection Pre-Pay vouchers [SF] \$0.00
Fire Protection vouchers [SF] \$111.70
Street Lighting Pre-Pay vouchers [SL] \$0.00
Street Lighting vouchers [SL] \$15,271.49
Trust & Agency Pre-Pay vouchers [TA] \$0.00
Trust & Agency vouchers [TA] \$2,257.50
Capital Projects Pre-Pay [H] \$2,202.28
Capital Projects vouchers [H] \$10,773.89

AGENDA

1. Resolution to adopt the 2027 Town of Niagara Budget. (Virtuoso)
2. Resolution to hire Judy Villani as the Assessor Assistant part-time as needed and retroactive to October 5, 2026. (Virtuoso)
3. Resolution calling for a public hearing to be held on Tuesday evening the 17th of November, the time and date of the scheduled monthly Town Board Meeting for the rezoning request of Uniland Development's proposed development site. 3401 Military Tax Map #131.19-1-45. (Haseley)
4. Resolution to declare a negative declaration on the associated SEQR in conjunction with the minor re-subdivision (combination of 3 Lots) request of Dom Anello of 7925 Third Avenue. Tax Map #s 145.20-3-12, 17 and 18. (Haseley)
5. Resolution to approve the minor re-subdivision (combination of 3 Lots) request of Dom Anello of 7925 Third Avenue. Tax Map #145.20-3-12, 17 and 18. (Haseley)
6. Resolution to approve Unpaid Water, Sewer and Town Charges to be applied to the 2027 tax warrant. Totals to be provided before the Town Board Meeting October 20, 2026. (Bird)
7. Resolution to schedule a public hearing relating to proposed Local Law No. 2026-3 amending Section 212-17 of the Town Code relating to the clearing of sidewalks and driveways on Tuesday, November 17, 2026 at 6:30pm. (Risman)
8. Resolution to reline 1,064' of 12" ACP sewer main on John Street from Isherwood to Liberty utilizing the Town Engineer to help facilitate the project. Using the \$25,000 I & I grant money from the Niagara County Sewer District from 2026 and using the projected 2027 I & I grant money from NCSD. With the remaining money to come from sewer account H23. Total project to be approximately \$123,000 basing cost of 2026 relining prices piggybacking off of Town of Tonawanda Sewer Dept. under state bid and utilizing their contractor. The project will take place in 2027. (Beiter)

TABLED

1. Resolution to declare a negative declaration on the associated SEQR for the Minor re-subdivision / the combination of (2) lots request of Ronald and Raquel Kuntz. 7800 Packard Road, Tax Map #145.08-2-24 and Tax Map #145.08-2-25. (Haseley)
2. Resolution to approve the Minor re-subdivision/ the combination of (2) lots request of Ronald and Raquel Kuntz. 7800 Packard Road Tax Map # 145.08-2-24 and Tax Map #145.08-2-25 with the conditions that no equipment shall be stored outside and they shall apply for a Special Use Permit for an In-Home Occupation for his lawn business. (Haseley)
3. Resolution to declare a negative declaration on the associated EAF for the Major re-subdivision request of Thomas Reynolds, PE of Nussbaumer & Clarke, Inc. on behalf of Mr. Frishman Tax Map # 131.11-1-46. (Haseley)
4. Resolution to approve the Major re-subdivision request of Thomas Reynolds, PE of Nussbaumer & Clarke, Inc. on behalf of Mr. Frishman Tax map #131.11-1-46. (Haseley)
5. 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)
6. Resolution to approve the final site plan request of Edward Webster. 2541 Military Road, Tax Map #145.12-3-21. (Haseley)
7. Discussion on the request of Rick Sweney to buy the abandoned road Duquesne St. Tax Map #'s 144.27-2-35/144.27-2-32. (Virtuoso)

COMMENTS

ADJOURNMENT

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagarany.gov

In Memoriam

Bertha Campbell

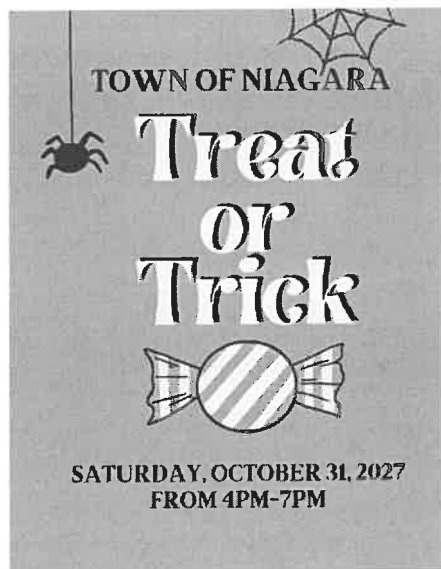
Peter Page

William Ross

Toni M Rychel

Cynthia Travers

Tracy Adams
Larry VerHagen
Elsie Hawkins
Billie Cooper
Austra Marga





Received
Sept 21, 2026
M.C.

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: October 2026
TO: TOWN BOARD
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor

Type or print agenda item in box below:

Resolution to hire Judy Villani as the Assessor Assistant part time as needed retroactive to October 5th, 2026.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

LATE
AGENDA ITEM



RECEIVED

OCT 7 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: 10/7/2026

TO: Town Board

FROM: Charles Haseley / Building Inspector

DEPARTMENT: Department of Inspections

LATE
AGENDA ITEM

Resolution calling for a public hearing to be held on the Tuesday evening the 17th of November, the time and date of the scheduled monthly Town Board Meeting for the rezoning request of Uniland Development's proposed development site. 3401 Military, Tax Map # 131.19-1-45

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

LATE
AGENDA ITEM

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AGENDA ITEM



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OCT 8 2026

AGENDA SUBMITTAL

TOWN OF NIAGARA
TOWN CLERK

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: 10/10/2026

TO: Town Board

FROM: Charles E. Haseley *CH*

DEPARTMENT: Inspections

LATE
AGENDA ITEM

Resolution to declare a negative declaration on the associated SEQR in conjunction with the minor re-subdivision (combination of 3 Lots) request of Dom Anello of 7925 Third Avenue. Tax Map # s 14.20-3-12 ,17 , and 18 .

145.20- 3-12, 17 +18 (53)

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

LATE
AGENDA ITEM

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OCT 8 2026



TOWN OF NIAGARA
TOWN CLERK

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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: 10/10/2026

TO: Town Board

FROM: Charles E. Haseley *CH*

DEPARTMENT: Inspections

LATE
AGENDA ITEM

Resolution to approve the minor re-subdivision (combination of 3 Lots) request of Dom Anello of 7925 Third Avenue. Tax Map # s 14.20-3-12 ,17 , and 18 .

145.20-3-12
-17 (DS)
-18

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

LATE
AGENDA ITEM

LATE
AGENDA ITEM



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OCT 9 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: October 9, 2026
TO: TOWN BOARD
FROM: Jim Bird 
DEPARTMENT: ASSESSOR

LATE
AGENDA ITEM

Resolution to approve Unpaid Water, Sewer and Town Charges to be applied to the 2027 tax warrant. Totals to be provided before the Town Board Meeting October 20, 2026.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

LATE
AGENDA ITEM



RECEIVED

OCT 9 2026

TOWN OF NIAGARA
TOWN CLERK

LATE
AGENDA ITEM

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: October 8, 2026
TO: Town of Niagara Town Board
FROM: Michael B. Risman, Esq.
DEPARTMENT: Town Attorney

LATE
AGENDA ITEM

Type or print agenda item in box below:

Agenda Item – October 2026 Meeting

Resolution to schedule a public hearing relating to proposed
Local Law No. 2026-3 amending Section 212-17 of the Town
Code relating to the clearing of sidewalks and driveways on
Tuesday, November 17, 2026 at 6:30 p.m..

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)

Revised August 1, 2016

LATE
AGENDA ITEM

TOWN OF NIAGARA

LOCAL LAW 2026-3

The Town of Niagara hereby adopts Local Law No. 2026-3 by amending Subsection B of Section 212-17 and adding a new Subsection D to Section 212-17 of the Town Code as follows:

Section 212-17. Clearing of sidewalks and driveways.

- A. Clearing of Sidewalks in commercial and residential districts.
1. In case of snowfall, sleet or ice storms, all sidewalks and similar paved areas used for public pedestrian traffic fronting in any commercially zoned district shall be maintained free of snow and ice. A minimum width of 48 inches shall be maintained clear and unobstructed. The pedestrian areas must be maintained as above within four hours after the storm subsides; however, if the storm subsides between the hours of 9:00 p.m. and 5:00 a.m., the deadline for compliance shall be extended to 9:00 a.m. following this time period.
 2. In residually zoned districts of the Town, the pedestrian areas must be maintained as provided above and within 10 hours after the storm subsides. If any property owner allows such condition to exist, he/she shall be guilty of a municipal infraction and a warning for the first violation shall be issued.
- B. In emergency cases where, in the judgment of the Superintendent of Highways, a condition constitutes an immediate and imminent danger to life, health, or safety of pedestrians or the traveling public, or by virtue of noncompliance with Subsection A, then the Superintendent or other authorized Town personnel or agent may clear snow and ice from a sidewalk or similar paved area. ~~by orally advising the occupant of the property that the sidewalk shall be immediately cleared by Town personnel.~~
- C. In the event that the owner or occupant of the structure does not comply, as provided in Subsections A and B above, the Town shall cause the sidewalk or paved area to be made safe; and the cost thereof shall be assessed against the owner. In the event that that the cost of such work is not paid within 30 days following billing, the Town shall cause the cost to be assessed against the property. ~~pursuant to law.~~
- D. The Superintendent of Highways shall, via first class regular United States mail, at least once annually, serve a copy of Town Code Section 212-17 entitled "Clearing of sidewalks and driveways" to owners of the respective lots that abut sidewalks on Military Road and Packard Road.

Effective Date

This local law shall take effect immediately upon its filing in the Office of the Secretary of State of the State New York.

Sylvia Virtuoso
Town Supervisor

Marc M. Carpenter
Deputy Supervisor

Robert Herman
Town Board Member

Michael Lee
Town Board Member

Johnny Parks
Town Board Member

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LATE
AGENDA ITEM



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OCT 14 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:10/14/26
TO:TOWN BOARD
FROM: Brian Beiter
DEPARTMENT: WATER & SEWER

LATE
AGENDA ITEM

Resolution to reline 1,064' of 12" ACP sewer main on John Street from Isherwood to Liberty utilizing the Town Engineer to help facilitate the project. Using the \$25,000 I & I grant money from the Niagara County Sewer District from 2026 and using the projected 2027 I & I grant money from NCSD. With the remaining money to come from sewer account H23. Total project to be approximately \$123,000 basing cost of 2026 relining prices piggybacking off of Town of Tonawanda Sewer Dept. under state bid and utilizing their contractor. The project will take place in 2027.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (*Supervisor Initials*)

LATE
AGENDA ITEM