

City of North Tonawanda

DONNA L. BRAUN
City Clerk-Treasurer
dbraun@northtonawanda.org

Lori Swartz
Assistant City Clerk

Denise Proefrock
Assistant City Treasurer

OFFICE OF THE CITY CLERK - TREASURER
VITAL STATISTICS
CITY HALL
216 PAYNE AVENUE
NORTH TONAWANDA, N.Y. 14120

Treasurer's Office: (716) 695-8575
Clerk's Office: (716) 695-8555
Fax: (716) 695-8557

COMMON COUNCIL WORKSHOP AGENDA

September 9, 2022

The following meeting has been scheduled for **TUESDAY SEPTEMBER 13, 2022:**

6:30 PM- Laura Wilson	RE: Restore NY Communities Initiatives
6:35 PM-Holly Curcione	RE: Niagara Falls Military Falls Council
6:45 PM-Dr. Kevin Kelly	RE: Crimson Power Presentation
7:00 PM- Rob DePaolo	RE: Requesting Zoning Changes 232 Zimmerman 711, 693, 697 Niagara Falls Blvd. RE: Permit Rate Changes
7:30 PM Common Council	Re: General Discussion
7:45 PM Executive Session	Re: North Tonawanda Police Contract

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer



City of North Tonawanda

Department of Community Development
500 Wheatfield Street
North Tonawanda, New York 14120
716-695-8580
716-614-0519 (fax)

September 7, 2022

Honorable Mayor and Common Council
North Tonawanda City Hall
216 Payne Avenue
North Tonawanda, NY 14120

Re: Restore NY Communities Initiative

Dear Honorable Body:

Empire State Development recently announced the Restore NY Communities Initiative grant with the purpose of *“providing municipalities with financial assistance for revitalization of commercial and residential properties. The program encourages community development and neighborhood growth through the elimination and redevelopment of blighted structures.”*

Municipalities may apply for up to \$2 Million and eligible projects must *“demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties.”* Successful applications should demonstrate as many of the following as possible: project feasibility, project readiness, location within an urban downtown, location within a Brownfield Opportunity Area, consistent with community redevelopment plan, ability to induce commercial investment, and clearly identified need.

Given the criteria noted above, with a particular emphasis from Empire State Development on project feasibility and project readiness, the Department of Community Development believes that the Lowry School redevelopment project, lead by Rochester’s Cornerstone LTD would make a strong application. The grants would be used for the adaptive reuse of the former middle school to include 87 senior apartments on Payne Avenue.

The Department of Community Development will be publishing a list of the properties for public review and is requesting authorization to conduct a public hearing on **Tuesday, September 27th at 6:00 PM in the City Council Chambers** to gain public feedback and input regarding the grant application.

Sincerely,

Laura Wilson
Director of Community Development

2022 SEP 7 PM12:34
NORTH TONAWANDA NY

RECEIVED
CITY CLERK'S OFFICE



City of North Tonawanda
Building Department
216 Payne Ave.
North Tonawanda, NY 14120-5446

(716) 695-8595
Fax (716) 695-8544

Honorable Council

September 6, 2022

Good evening,

Robert Albert, North Tonawanda resident and business owner has approached the Common Council concerning the proposed merge and zoning changes to six parcels on Zimmerman Street. The parcels in question are, 232 Zimmerman Street, which is zoned M-1 (Light Industrial) and has frontage on Zimmerman Street and 234, 238, 240, 244, 252, Zimmerman Street which are all vacant un-buildable landlocked R-2 properties. The property owner would like to merge these six parcels and have the new parcel zoned C-2 (General Commercial)

The merger of these six properties along with the needed zoning change will benefit the city in several ways.

- Eliminate a significant zoning conflict, M-1 to R2
- Allow a successful business to expand in North Tonawanda.
- Ensure the maintenance of presently landlocked properties.
- Significantly increase the assessed value and tax levy on the five landlocked properties.

I recommend The Common Council approve this application.

Thank you for your attention in this matter.

Respectfully,

Robert C. DePaolo
Building Inspector

RECEIVED
CITY CLERK'S OFFICE

2022 SEP 6 PM 3:29
NORTH TONAWANDA NY

525 Wheat LLC

601 Division Street, North Tonawanda NY 14120
716-898-0788

To: North Tonawanda Common Council
216 Payne Avenue
North Tonawanda NY 14120

Date: August 23, 2022

Re: Property located at 232 Zimmerman Street, City of North Tonawanda, New York

Dear Council,

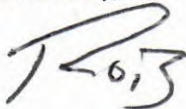
We are asking you to approve merging the property at 232 Zimmerman Street with the property behind the building (see below for property description). We are working with the Niagara County IDA to revitalize the building and lots. The current building is an M-1 Lite Industrial zoning, and the lots behind are R zoning. We also request that the new merged partial that is Lite Industrial and Residential be zoned as General Commercial (C-2 zoning). This change would be contingent on the purchase of the property from the existing owners.

You have seen our company's history with revising the properties at 601 Division Street, and 525 Wheatfield Street, and wish to do the same types of improvements to the property on Zimmerman Street, however your approval is critical to this revitalization. See photos attached.

Property Description: SBL #: 291200 182.65-1-12.22 (28/29/30/31/42.1) as outlined in **Exhibit A**, being a one story masonry building with land.

Thank you in advance for your consideration, and if you have any questions, please reach out to me at 716-898-0788.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Albert' with a stylized flourish at the end.

Robert Albert
President

525 Wheat LLC

601 Division Street, North Tonawanda NY 14120
716-898-0788

Exhibited A

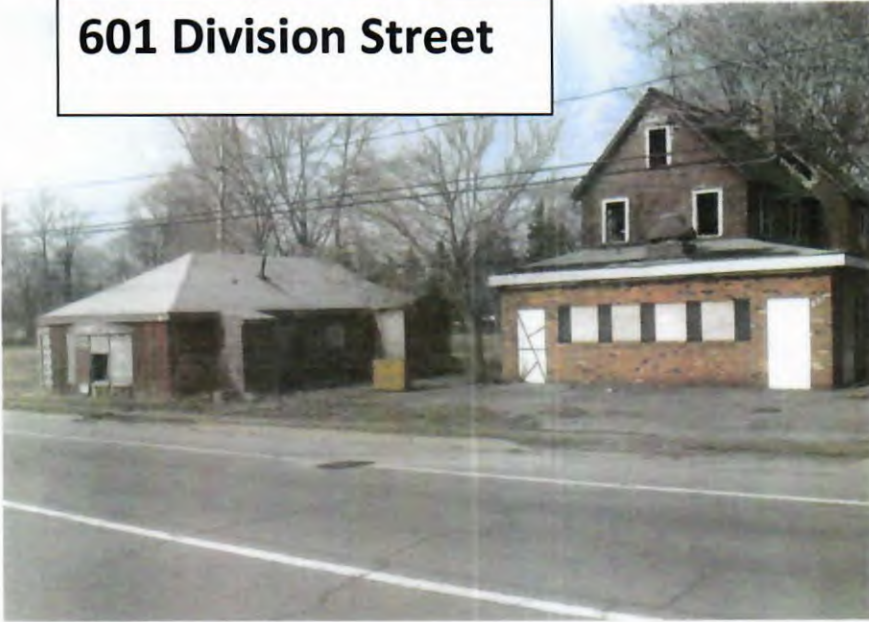


525 Wheatfield St.





601 Division Street



Next Project: 232 Zimmerman Street





City of North Tonawanda
Building Department
216 Payne Ave.
North Tonawanda, NY 14120-5446

(716) 695-8595
Fax (716) 695-8544

Honorable Council

September 6, 2022

Good evening,

Gerald Gradl and Charles Hossfeld have petitioned the Common Council to ask to merge their Three parcels located at 711, 693, 697, Niagara Falls Boulevard. Presently, 711 NFB. is zoned C-2 (General Commercial) and is used for used- car sales. 693 and 697 NFB are zoned R-C (Residence-Business). The parcels at 693 and 697 Niagara Falls Boulevard are un-suitable for construction but are well-suited for auto sales.

The owners would like to merge and re-zone the new parcel C-2 to better represent their business.

This action will benefit The City of North Tonawanda in several ways.

- Retain a long-standing business in North Tonawanda.
- Ensure the maintenance of presently vacant parcels.
- Significantly increase the assessment and tax levy of the presently vacant parcels.

I recommend The Common Council approve the application for merging 711, 693, 697, Niagara Falls Boulevard and for zoning the new parcel C-2.

Thank you for your attention in this matter.

Respectfully,

Robert C. DePaolo
Building Inspector

2022 SEP 6 PM3:29
NORTH TONAWANDA NY

RECEIVED
CITY CLERK'S OFFICE

Corey J. Rossi, Esq.
Donald M. Lewinski III, Esq., Of Counsel*
**Licensed to Practice in NY and PA*



Law Office Of COREY J. ROSSI, PLLC

August 10, 2022

Donna Braun
City Clerk/Treasurer
216 Payne Avenue
North Tonawanda, NY 14120

RE: Request for zoning change to merge parcels
693, 697, 711 Niagara Falls Blvd.
Sbl. Nos. 177.17-2-4; 177.17-2-3; 177.17-2-1

Dear Ms. Braun:


I represent Gerald Gradl and Charles Hossfeld, the owners of the above referenced parcels. The owners request that the Common Council, and any other necessary board or agency, consider a change in zoning of 693 and 697 Niagara Falls Boulevard from their current zoning of R-C and R-CNY, respectively, to C-2 General Commercial, which is the present zoning for 711 Niagara Falls Boulevard.

The reason for this request is so that 693 and 697 Niagara Falls Boulevard may be merged into 711 Niagara Falls Boulevard. Gradl Motors Inc. currently operates at this location.

Enclosed herewith is a recent survey of the above parcels prepared by True North Land Surveying, PLLC, dated 7/21/22.

Please let me know if any other information is necessary at this time. Otherwise, please send any other correspondence or notice of meeting dates to my attention.

Sincerely,



Corey J. Rossi

cc: Edward Zebulske, Esq. (via email) ezebulske@northtonawanda.org
Robert DePaolo (via email) redepaolo@northtonwanda.org

2022 AUG 12 PM 12:27
NORTH TONAWANDA NY
RECEIVED
CITY CLERK'S OFFICE



City of North Tonawanda
Building Department
216 Payne Ave.
North Tonawanda, NY 14120-5446

(716) 695-8595
Fax (716) 695-8544

Mayor Tylec,
Honorable Council,

September 8, 2022

Good evening,

In October of 2016 the Building Department adjusted the fee schedule for building permits, at that time permit fees hadn't been changed for twelve years. Since 2016 costs have risen dramatically, especially from the devastating effects The Covid 19 pandemic has had on our economy.

The immediate issue for the building department is the replacement of two of our inspection vehicles. Both vehicles are from the 2008 model year, and both are in extremely poor condition. One of the vehicles has been removed from service by the City Mechanic. A third vehicle is from the 2012 model year and will remain in service.

I humbly request that the Common Council approve a small increase to the Building Department fee schedule (Chapter 25-3 B Fees) to provide funding for the acquisition of two inspection vehicles this year and possibly one next year.

At present our building permit fees are based on a percentage of job cost of seven dollars, per thousand dollars of contract cost.


I request The Common Council approve increasing the present rate of seven dollars per thousand of contract cost to a rate of eight dollars per thousand of contract cost.

Using 2021 numbers this small increase will provide approximately \$26,000 in revenue for the purchase of inspection vehicles without the need for a tax increase for the residents of North Tonawanda.

I request that this fee adjustment take effect on January 1, 2023.

Thank you for your attention in this matter.

Respectfully,



Robert C. DePaolo
Building Inspector

RECEIVED
CITY CLERK'S OFFICE

2022 SEP 8 PM 2:42
NORTH TONAWANDA NY