



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

October 10th, 2018

NIAGARA FALLS PLANNING BOARD



RECOMMENDATION TO CITY COUNCIL

Disposition of Real Property

Pursuant to action taken by the Niagara Falls Planning Board on the 10th day of October 2018 your request is hereby **APPROVED**.


NAME OF OWNER: City of Niagara Falls

ADDRESS OF ACTION: 502 Niagara Street

PURPOSE: Assign property to Urban Renewal Agency so property can go out for Request for Proposals.

This Recommendation is hereby **APPROVED**.

DATE: October 10th, 2018



Tony M. Palmer, Chairman
Niagara Falls Planning Board

2018 OCT 11 AM 11:09

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NIAGARA FALLS
CITY CLERK'S OFFICE



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From: Thomas Odonnell/LAW/NiagaraFalls
To: desantis@nfez.org
Cc: Michelle Shaughnessy/PLN/NiagaraFalls@NiagaraFalls, James Bragg/ED/NiagaraFalls@NiagaraFalls

Date: Tuesday, October 02, 2018 10:05AM
Subject: 502 Niagara Street

Tom,

The City was the successful bidder for this property at an in rem auction. Due to potential environmental issues and no immediate plans for the property, the deed has not been recorded. URA is about to RFP the property and it makes sense for URA to hold title. Rather than doing multiple transfers, I have recommended that the City assign its bid to URA. In probably an abundance of caution, I am requesting that the Planning Board make a recommendation to Council to do this.

Please put this on the next Planning Board agenda.

If you need any more information, let me know.

Thanks!

Tom

Thomas M. O'Donnell
Deputy Corporation Counsel
City of Niagara Falls
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Niagara Falls, New York 14302-0069
716-286-4409
Fax 716-286-4424
Thomas.Odonnell@niagarafallsny.gov

Property: 502 NIAGARA ST, Niagara Falls, 14303
SWIS: 291100 SBL: 159.29-3-38

No Municipal Photo Available

Assessment	
Total	\$52,300.00
Total Land	\$52,300.00
County Taxable (Niagara)	\$52,300.00
Town Taxable	\$52,300.00
School Taxable	\$52,300.00
Village Taxable	\$0.00
Equalization Rate	81%
Level of Assessment	79%
Full Market Value	\$66,202.53

Structure	
Site 1 of 1	
Building 1 of 0	
Section 1 of 0	
Boeck # - Description	-
Construction Quality	
Gross Floor Area	
Number of Stories	
Story Height	
Year Built / Effective Year Built	/
Condition	-
Building Perimeter	
Basement Perimeter	
Basement SQFT	
Number of Elevators	
Air Conditioning %	
Sprinkler %	

Property Description	
Type	Vacant Land
Use	330 - Vacant comm
Ownership Code	-
Zoning	D1-B
Road Type	-
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Niagara Falls - 291100
Neighborhood Code	7

Last Property Sale	
Sale Date	12/30/2002 2:37:25 PM
Sale Price	\$41,666.00
Useable Sale	YES
Arms Length	NO
Prior Owner Name	Dahomey Conversion LTD,
Deed Book	3222
Deed Page	664
Deed Date	12/30/2002

Improvements						
Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
No Improvements						

Land						
Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating
1	01 - Primary	0.4	0	0	17424	Land: 1 Rating:

Owner Information					
Owner Name	Address 1	Address 2	Unit Name	Unit Number	City/State/Zip
DLF Group Inc,	3619 Southwick St				Mississauga L6M7N9

Exemptions	
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Project Area:

**502 Niagara Street
Proposed Transfer to URA**



1 inch = 75 feet Ver. 18.10.02
Disclaimer: Digital files are based on data from various sources. The City of Niagara Falls, N.Y., assumes no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information presented. For interpretation refer to the City's GIS Coordinator.

