



City of Niagara Falls, New York

D.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: 10123 Buffalo Avenue

PURPOSE: Sell property to Michael Anczok, adjacent property owner, with specific finding from the City's Engineering Department as to whether a easement is required in the Disposition of the property.

This Recommendation is hereby **APPROVED**.

DATE: October 10th, 2018

Tony M. Palmer, Chairman
Niagara Falls Planning Board

2018 OCT 11 AM 11:08

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CITY CLERK'S OFFICE



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To: City Of Niagara Falls, Law Department Att: Mr. Thomas O'Donnell, First Deputy Corporation Counsel
City Hall Law Department, 745 Main Street, PO BOX 69, Niagara Falls, NY 14303

From: Michael G. Anczok, 2586 River Rd. Niagara Falls, New York 14304 (716-912-2299) owner of
adjacent land in Town of Wheatfield.

Regarding: Purchase offer for PIN: 174.07-1-5 owned by City of Niagara Falls

Location: 10123 Buffalo Avenue, Niagara Falls, NY

Dear City of Niagara Falls Corporation Counsel, City Council, Mayor, Assessor,

I am requesting the City of Niagara Falls to accept my offer to purchase the above noted property which has been vacant for over 4 decades. This is a small piece of land locked triangular property which was once part of the larger full parcel of Town of Wheatfield land I purchased from the County of Niagara tax auction in 1986.

When I purchased the property from the County in 1986, I had no idea this small triangular portion of land (which appeared to be part of my much larger land) was actually located within the City of Niagara Falls district, and such was not included in the Niagara County tax sale and purchase I made in 1986.

My goal, to re-unite/combine the property to its original larger portion of land and bring the property back to its original shape and size and determine feasibility to hopefully use the land for future development of some kind.

In order to provide the City of Niagara Falls with a fair purchase offer I have contracted and included a full copy of the Girasole Appraisal Associates, LLC recent completed appraisal of this land. The Girasole appraisal has set the appropriate fair value of this smaller portion of land at \$6,500.00.

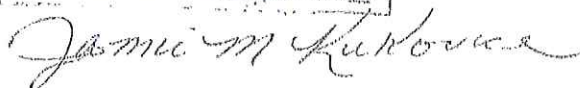
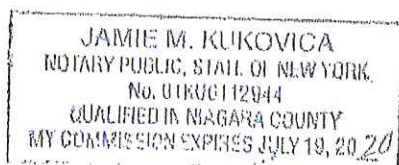
I have enclosed my signed request to "Purchase City Owned Land" "as is" at the full appraised fair value of \$6,500.00 to be paid upon the City Council's acceptance of this offer. Not only will this provide the City Niagara Falls with revenue of \$6,500.00 it will also put this vacant non tax generating property back onto the City of Niagara Falls Tax rolls.

Thank you for your consideration and please contact me with any questions or concerns,

Michael G Anczok



mganczok@superiorlubricants.com 716-912-2299 cell





Re: Request to Purchase 10123 Buffalo Ave

Thomas DeSantis

to:

Linda.Roulley

06/08/2018 12:00 PM

Cc:

Thomas O'Donnell

Hide Details

From: Thomas DeSantis <desantis@nfez.org>

To: <Linda.Roulley@niagarafallsny.gov>

Cc: Thomas O'Donnell <thomas.odonnell@niagarafallsny.gov>

PLANNING & ECONOMIC DEVELOPMENT COMMENTS RE:

Disposition of 10123 Buffalo Avenue

The NF Planning Board has not made any previous determination as to the disposition of the above referenced property, nor does the Department of Planning & Economic Development have any objection to its future sale.

It should be noted that while the property is a shoreline property, and as such would otherwise be held for public access, the fact that this parcel is landlocked and isolated by its juxtaposition to the 102nd Street (secure) landfill. These accessibility issues make this parcel unlikely to be developed or developable, nor is it likely to have any bearing on any imminent development plan that would necessitate an objection to a sale.

However, while the Planning Office doesn't have an objection to its sale, it does have some reservations. In particular, this parcel appears to require an easement as there is a sewer line that runs from the east of the parcel to the river, along the western property line. Therefore, utility access should be protected via easement.

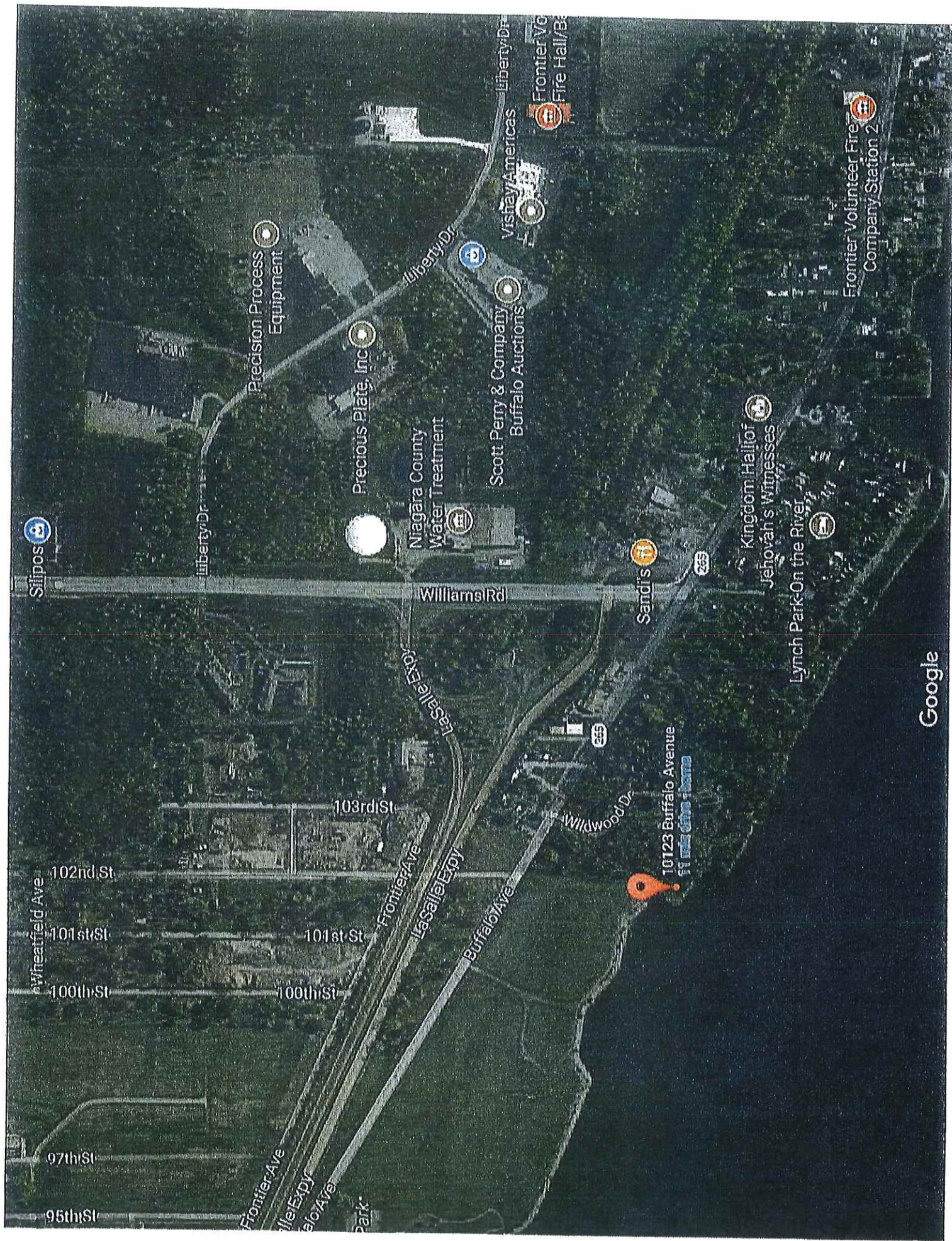
Additionally, there is also a secondary consideration for pedestrian and/or vehicle access to the shoreline (back side of the landfill) via the adjacent utility corridor on the eastern edge of the 102nd Street landfill. Based on the very old surveys included with the request, it is vague weather useable access would remain possible if the subject parcel is made private and combined with the adjacent residential lot. An effort should be made to ensure that some level of useable access would remain into the future.

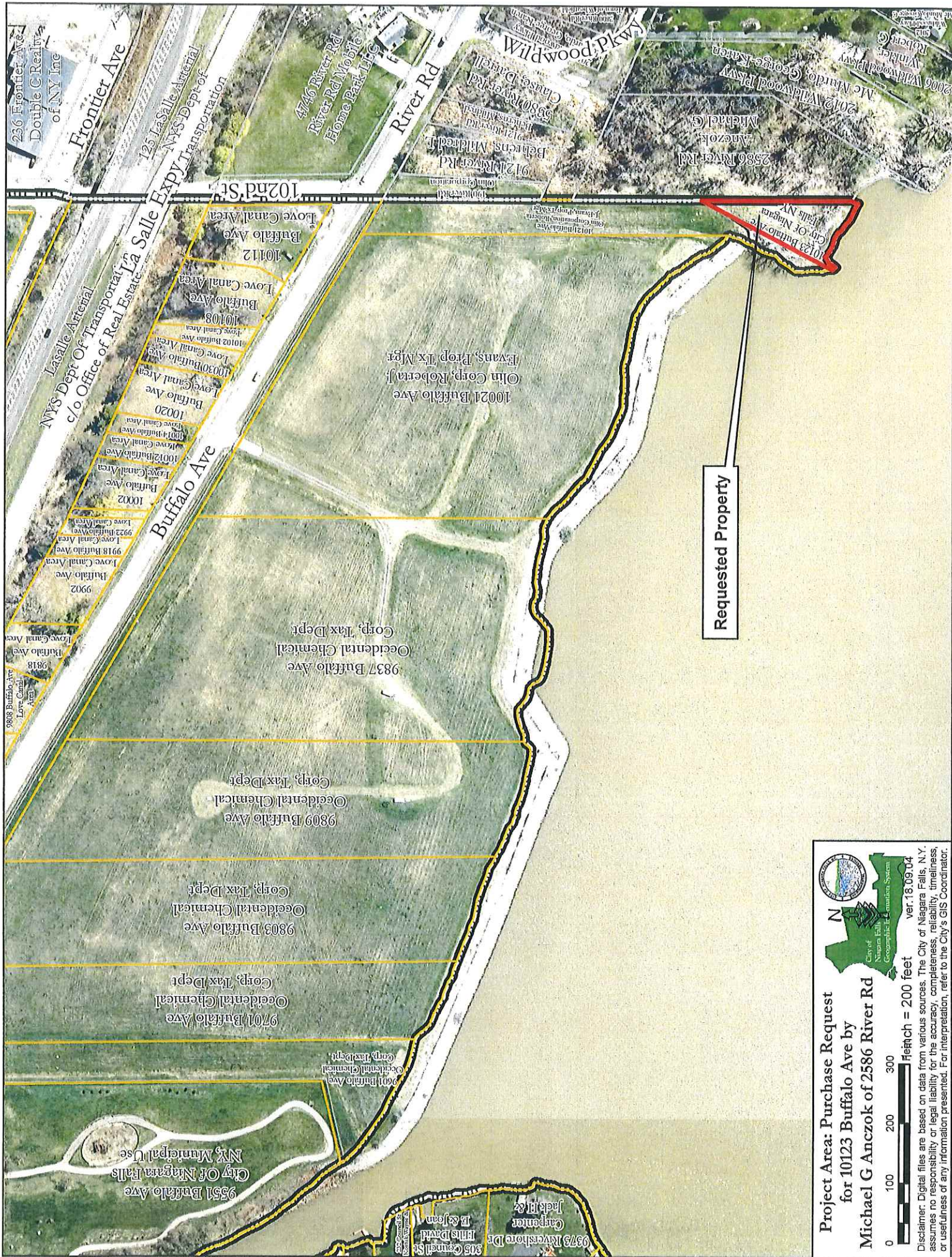
It must also be noted that the request to purchase appears to come from the owner of the only other adjacent (private) property. Typically, if someone that owns and lives in the adjacent property is seeking the property, then this office can support its disposition and sale. The only caveat is that the two lots to be legally amalgamated by the new owner as a condition of sale. IT would seem a logical condition in this regard as well.

With that, there is no outright objection to the associated request for disposition appearing on an upcoming Planning Board agenda.


If you need additional information concerning the above matter, please contact me at extension 4477.


Thomas J. DeSantis, AICP
Acting Director





**Project Area: Purchase Request
for 10123 Buffalo Ave by
Michael G Anczok of 2586 River Rd**

 **City of Niagara Falls**
Geographic Information System
ver. 18.09.04

 **Scale = 200 feet**

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.