



# City of Niagara Falls, New York

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

November 7th, 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 7h day of November 2018 your request is hereby **APPROVED**.


**NAME OF OWNER:** City of Niagara Falls

**ADDRESS OF ACTION:** 417 Ferry Avenue & 511 9<sup>th</sup> Street

**PURPOSE:** Transfer these properties to Niagara Orleans Regional Land Improvement Corporation (NORLIC).

This Recommendation is hereby **APPROVED**.

DATE: November 7th, 2018

  
\_\_\_\_\_  
Tony M. Palmer, Chairman  
Niagara Falls Planning Board

2018 NOV -8 AM 9:18

RECEIVED  
CITY OF  
NIAGARA FALLS  
CITY CLERK'S OFFICE



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**Subject:** Fwd: FW: Land Bank Properties  
**Date:** Tuesday, October 30, 2018 at 9:39:39 AM GMT-04:00  
**From:** James Bragg  
**To:** Bonnie Smith Planning Board

Michelle,

In addition to 442 Elmwood - these properties will be on the PB agenda.

----- Forwarded Message -----

**Subject:**FW: Land Bank Properties  
**Date:**Thu, 25 Oct 2018 14:47:07 -0400  
**From:**Thomas DeSantis <[desantis@nfez.org](mailto:desantis@nfez.org)>  
**To:**James Bragg <[jbragg@nfez.org](mailto:jbragg@nfez.org)>

Jim,  
A reminder that these two need to be added to the PB agenda as well.

Tom  
—  
Thomas J. DeSantis, AICP  
Acting Director  
Dept. of Planning Environmental & Economic Development

— Forwarded Message  
**From:** Anthony Vilardo <[Anthony.Vilardo@niagarafallsny.gov](mailto:Anthony.Vilardo@niagarafallsny.gov)>  
**Date:** Thu, 18 Oct 2018 11:28:03 -0400  
**To:** "Thomas J. DeSantis" <[desantis@nfez.org](mailto:desantis@nfez.org)>  
**Subject:** Land Bank Properties

Tom,

A reminder we need to put 417 Ferry on to the next Planning Board Agenda. Additionally, I received a call from the owner of 900 Ferry who is interested in an adjacent property- 511 9th Street. I wonder if it makes sense to do both properties at once. I drove by the house on 9th and it looks like it could be something nice, the adjacent owner claims to be a master plumber. My thought is lets throw it in the Land Bank and let him make a proposal.....

Let me know your thoughts.

Thanks,

Anthony

Anthony Vilardo  
City of Niagara Falls, NY  
Department of Economic Development  
Director of Business Development



Property: 511 9TH ST, Niagara Falls, 14301  
 SWIS: 291100 SBL: 159.30-3-17

Assessment	
Total	\$2,800.00
Total Land	\$1,800.00
County Taxable (Niagara)	\$2,800.00
Town Taxable	\$2,800.00
School Taxable	\$2,800.00
Village Taxable	\$0.00
Equalization Rate	81%
Level of Assessment	79%
Full Market Value	\$3,544.30

Structure	
<b>Site 1 of 1</b>	
<b>Building 1 of 1</b>	
<b>Section 1 of 1</b>	
Boeck # - Description	0110 - 2 sty apt load sup
Construction Quality	2
Gross Floor Area	2873
Number of Stories	2
Story Height	9
Year Built / Effective Year Built	1911 / 0
Condition	1 - Poor
Building Perimeter	389
Basement Perimeter	144
Basement SQFT	1064
Number of Elevators	0
Air Conditioning %	0
Sprinkler %	0

Property Description	
Type	Commerical
Use	411 - Apartment
Ownership Code	-
Zoning	R3-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	6/25/2002 10:37:13 AM
Sale Price	\$4,000.00
Useable Sale	NO
Arms Length	NO
Prior Owner Name	City of Niagara Falls NY,
Deed Book	3201
Deed Page	793
Deed Date	6/25/2002

Commerical Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)

1	Convrted apt	4	2,873
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**Improvements**

Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
1	RP4 - Porch-enclsd	1	Normal	1997	143	0X0

**Land**

Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating
1	01 - Primary	0	0	0	5280	Land: 1 Rating:

**Owner Information**

Owner Name	Address 1	Address 2	Unit Name	Unit Number	City/State/Zip
City of Niagara Falls NY,	745 Main St				Niagara Falls NY 14302
Tax Deed 12/12/2011,	745 Main St				Niagara Falls NY 14302

**Exemptions**

Code Description	Amount	Exemption %	Start Year	End Year
No Exemptions				

**Special Districts**

Code Description	Type	Primary Units	Secondary Units	Amount
RD291 - County refuse	A	0	0	\$2,800.00



**Requested Property**

511 9th St  
City of Niagara  
Falls NY

**Project Area: Property Transfer**  
511 9th Street to  
**NORLIC (Land Bank)**



1 inch = 60 feet



ver. 18.10.31

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.

544 9th St  
Herra Evelyn

536 9th St  
Miller  
Gregory A

534 9th St  
Chrzanowski  
Stanley T

532 9th St  
SMG Enterprises Inc  
Good Living Property Mgmt

530 9th St  
SMG Enterprises Inc  
Good living Property Mgmt

524 9th St  
Cain Bennie L &

518 9th St  
Rogers Jackie  
Jerome &

516 9th St  
Cannova  
Giuseppe

508 9th St  
Moody  
Lenora &

502 9th St  
ITI Rental  
Property LLC

470 9th St  
Batrouny  
Donald

541 9th St  
Ron One LLC

539 9th St  
Pan Raymond  
Chiheng

537 9th St  
City of Niagara  
Falls NY

529 9th St  
Elsberry  
Margaret

527 9th St  
Patterson  
Silvia Kay

525 9th St  
George Nicholas  
J & Sharon L

521 9th St  
Davis Eric

517 9th St  
Chapman Jerry  
K & Emma H

515 9th St  
The Congregation  
of the Holy

511 9th St  
City of Niagara  
Falls NY

900 Ferry Ave  
Szucs Gabor &

908 Ferry Ave  
Ventry James W

910 Ferry Ave  
Wencel Jolanta

911 Ferry Ave  
City of Niagara  
Falls NY

905 Ferry Ave  
City of Niagara  
Falls NY

907 Ferry Ave  
Upstate  
Development Group

915 Ferry Ave  
Odollam Inc

465 9th St  
ITI Rental  
Property LLC

461 9th St  
ITI Property Inc

542 10th St  
Feliciano Linda Lee

540 10th St  
Swanson  
Patricia A

536 10th St  
Garabedian  
Richard P

532 10th St  
Peninsula Property  
Holdings

530 10th St  
CTC Real  
Estate LLC

528 10th St  
Pradhan Paras

524 10th St  
Haylor Properties LLC  
Attn: Tayden Properties

518 10th St  
Haylor Properties LLC  
Attn: Tayden Properties

516 10th St  
Harris  
Douglas D

514 10th St  
Kong Wang  
Chooi &

918 Ferry Ave  
Burch Albert L

924 Ferry Ave  
ELP 23  
Construction LLC

930 Ferry Ave  
Nills Lynette

917 Ferry Ave  
Smith Katie L

919 Ferry Ave  
The Kenmore  
Apts Co Inc

927 Ferry Ave  
Horizon Trust Co  
Custodian, Custodian  
BBO Bobby Blaster

929 Ferry Ave  
City of Niagara  
Falls NY

466 10th St  
Fleckenstein  
Thomas E &

464 10th St  
Pan Raymond Chiheng

462 10th St  
City of Niagara Falls NY

Tuesday, October 30, 2018 at 10:36:51 AM GMT-04:00

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Anthony Vilaro  
City of Niagara Falls, NY  
Department of Economic Development  
Director of Business Development



Property: 417 FERRY AVE, Niagara Falls, 14301  
 SWIS: 291100 SBL: 159.29-2-12

Assessment	
Total	\$10,000.00
Total Land	\$1,900.00
County Taxable (Niagara)	\$10,000.00
Town Taxable	\$10,000.00
School Taxable	\$10,000.00
Village Taxable	\$0.00
Equalization Rate	81%
Level of Assessment	79%
Full Market Value	\$12,658.23

Structure	
<b>Site 1 of 1</b>	
Year Built	1928
House Style	8 - Old style
Total SQFT *	1132
1st Story SQFT *	772
2nd Story SQFT *	0
1/2 Story SQFT *	0
3/4 Story SQFT *	360
Add'l Story SQFT *	0
Finished Attic SQFT *	0
Finished Basement SQFT *	0
Finished Rec Room SQFT *	0
Finished Over Garage SQFT *	0
Number of Stories	1.7
Overall Condition	2 - Fair
Exterior Wall Material	Alum/vinyl
Bedrooms	2
Baths	1
Kitchens	1
Basement Type	Partial
Central Air	No
Heat Type	2 - Hot air
Fuel Type	2 - Gas
Fireplaces	0
Garage(s)	
Garage(s) SQFT	

\* Based On Exterior Dimensions

Property Description	
Type	Residential
Use	210 - 1 Family Res
Ownership Code	-
Zoning	R3-C
Road Type	3 - Improved
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Niagara Falls - 291100
Neighborhood Code	220

Last Property Sale	
Sale Date	12/20/2004 9:27:36 AM
Sale Price	\$12,000.00
Useable Sale	YES
Arms Length	YES
Prior Owner Name	First Baptist Church In,
Deed Book	3302
Deed Page	126
Deed Date	12/20/2004

Improvements						
Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
1	RP2 - Porch-covered	1	Normal	1928	77	0X0

Land						
Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating

1	01 - Primary	0	39	91	0	Land: 1 Rating:
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**Owner Information**

Owner Name	Address 1	Address 2	Unit Name	Unit Number	City/State/Zip
City of Niagara Falls NY,	745 Main St				Niagara Falls NY 14302
Tax Deed 06/10/2014,	745 Main St				Niagara Falls NY 14302

**Exemptions**

Code Description	Amount	Exemption %	Start Year	End Year
No Exemptions				

**Special Districts**

Code Description	Type	Primary Units	Secondary Units	Amount
RD291 - County refuse	A	0	0	\$10,000.00





**Requested Property**

Ferry Ave

**Project Area: Property Transfer**  
**417 Ferry Avenue**  
**NORLIC (Land Bank)**



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438 5th St  
 Rizzo Leonard C