

**Official Minutes**  
**City of Niagara Falls Planning Board**  
**04-20-22**

A regular meeting of the City of Niagara Falls Planning Board was held on Wednesday, April 20<sup>th</sup> at 6:00PM in Council Chambers, City Hall, 745 Main Street, Niagara Falls, NY

**CALL TO ORDER & ROLL CALL**

**BOARD MEMBERS PRESENT:**

Joseph Giaquinto  
Charles MacDougall  
Schurron Cowart  
Joyce Williams  
Ryan Dallavia  
Tony Palmer

**STAFF PRESENT:**

Eric Cooper, Director of Planning  
Josh Greene, Environmental Planner  
Sarina Deacon, Planning Clerk

**BOARD MEMBERS EXCUSED:**

Ken Nossavage  
Joseph Sarkees

**BOARD MEMBERS ABSENT:**

Timothy Polka

**ATTENDEES PRESENT:**

Arlene Doss  
Frank Hanelley, Jr  
Trent Hamilton

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA – FOR THIS MEETING**

A motion to approve the agenda was made by MR. MACDOUGALL and seconded by MS. COWART

MOTION: UNANIMOUSLY APPROVED

**APPROVAL OF MINUTES FROM 2022-03-23**

A motion to approve the minutes from was made by MR. GIAQUINTO and seconded by MR. DALLAVIA

MOTION: UNANIMOUSLY APPROVED

**PUBLIC PARTICIPATION**

A motion was made to remove from the table the Public Hearing regarding the abandonment of city property on Virginia Avenue from the meeting held on March 23<sup>rd</sup>, 2022 by MR. MACDOUGALL and seconded by MR. GIAQUINTO

**POLLED VOTE:**

MR. GIAQUINTO

YES

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MR. MACDOUGALL	YES
MS. COWART	YES
MS. WILLIAMS	YES
MR. DALLAVIA	YES
CHAIRPERSON PALMER	YES

MOTION: UNANIMOUSLY APPROVED

**PUBLIC HEARING**

1. Abandonment of City Property: Arlene Jackson, owner of property at 1707 Virginia Avenue (SBL: 144.25-1-2), requests the abandonment of 72 ft. of the City owned Right-of-Way (Alley) that separates 1707 Virginia Avenue from 1716 Tennessee Avenue and the abandonment of 1,851 sq. ft. of property that separates 1707 Virginia Avenue from the Street line. Item tabled at 3/23/2022 meeting.

CHAIRPERSON PALMER spoke to MS. JACKSON (DOSS) and explained he had received a text from the Corporation Counsel Department and stated they had spoken with her and the neighbor behind her property about how the alley section behind her property would be divided up.

MS. DOSS stated she had not spoken to anyone.

MR. COOPER read text from Chris Mazur aloud...

“Yes. I contacted both of the adjourning property owners. If the Planning Board recommends the abandonment to the Council (and the Council approves it), the City will divide the subject area equally and pursue a sale of each half to the adjoining owners. This was explained to both parties and they both understood and both are in agreement.”

MR. COOPER asked MS. JACKSON if someone else had spoken on behalf. MS. JACKSON answered no.

CHAIRPERSON PALMER stated he was asking MS. JACKSON if she had spoken to Corporation Counsel because she was the one who made the original request for the property to be abandoned.

MS. JACKSON again stated that nobody had spoken to her. She stated she wanted the matter resolved with regardless.

CHAIRPERSON PALMER asked if anyone else wanted to speak on the issue. He then closed the Public Hearing

MS. JACKSON asked if she had to wait until the topic was addressed at the next City Council meeting. CHAIRPERSON stated that the Planning Board would vote on the issue and make the recommendation to City Council. He stated if City Council approves the recommendation, they would contact MS. JACKSON about splitting the property.

CHAIRPERSON PALMER stated the property on the side of MS. JACKSON’s home was not in conflict. He stated the property in conflict was the alley portion. He stated once the alley was abandoned, the City would make an offer to MS. JACKSON to purchase it.

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MR. COOPER stated that once the Planning Board made their decision, he provides the information to the Corporation Counsel office and they place it on the appropriate City Council agenda. MR. COOPER stated MS. JACKSON didn't have to do anything further.

MS. JACKSON clarified that her neighbor did not want the property and she wanted to leave it as is. MS. JACKSON stated she had no problem with the property being split.

MR. COOPER stated that Corporation Counsel would offer the property for sale to the neighbor and MS. JACKSON may be able to purchase it if her neighbor did not want it.

MS. JACKSON asked if the alley would be offered to be sold to her and the neighbor. CHAIRPERSON PALMER stated yes. MS. JACKSON stated she was fine with that.

CHAIRPERSON PALMER closed the Public Hearing.

**ACTION ITEMS**

2. Recommendation to City Council – Abandonment: Arlene Jackson, owner of property at 1707 Virginia Avenue (SBL: 144.25-1-2), requests the abandonment of 72 ft. of the City owned Right-of-Way (Alley) that separates 1707 Virginia Avenue from 1716 Tennessee Avenue.

A motion to recommend the property to be abandoned was made by MR. DALLAVIA and seconded by MR. GIAQUINTO

MS. WILLIAMS asked what was being voted on. CHAIRPERSON PALMER answered that they were voting on to abandon the property and move it to City Council.

POLLED VOTE:

MR. GIAQUINTO	YES
MR. MACDOUGALL	YES
MS. COWART	YES
MS. WILLIAMS	YES
MR. DALLAVIA	YES
CHAIRPERSON PALMER	YES

MOTION: UNANIMOUSLY APPROVED

3. Recommendation to City Council – Abandonment: Arlene Jackson, owner of property at 1707 Virginia Avenue (SBL: 144.25-1-2), requests the abandonment of 1,851 sq. ft. of property that separates 1707 Virginia Avenue from the Street line.

A motion to make a recommendation to City Council was made by MS. COWART and seconded by MR. MACDOUGALL

POLLED VOTE:

MR. GIAQUINTO	YES
MR. MACDOUGALL	YES

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MS. COWART	YES
MS. WILLIAMS	YES
MR. DALLAVIA	YES
CHAIRPERSON PALMER	YES

MOTION: UNANIMOUSLY APPROVED

3. Recommendation to City Council - Purchase of Property: City of Niagara Falls is considering the acquisition of six contiguous parcels of property.

774 19 <sup>th</sup> Street	810 19 <sup>th</sup> Street	812 19 <sup>th</sup> Street
814 19 <sup>th</sup> Street	818 19 <sup>th</sup> Street	820 19 <sup>th</sup> Street

A motion was made to make a recommendation to City Council by MS. WILLIAMS and seconded by MS. COWART

POLLED VOTE:

MR. GIAQUINTO	YES
MR. MACDOUGALL	YES
MS. COWART	YES
MS. WILLIAMS	YES
MR. DALLAVIA	YES
CHAIRPERSON PALMER	YES

MOTION: UNANIMOUSLY APPROVED

**OLD BUSINESS**

**NEW BUSINESS**

**PLANNING REPORT / COMMUNICATIONS**

MR. COOPER stated he would provide a more detailed Planning Report at the next Planning Board meeting. He stated the contracts for two DRI projects, Main Street Scape and Scenic Overlook, were signed.

MS. WILLIAMS asked about the storing of crates at the Tulip Corporation. MR. COOPER stated he would follow up with the issue with Code Enforcement.

**ADJOURNMENT**

A motion to adjourn the meeting was made by MR. GIAQUINTO and seconded by MR. DALLAVIA