



City of Niagara Falls, New York

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

May 5, 2021

NIAGARA FALLS PLANNING BOARD

RECOMMENDATION TO CITY COUNCIL
Encroachment onto City Right of Way

Pursuant to action taken by the Niagara Falls Planning Board on the 5th day of May 2021 your request is hereby **APPROVED**.

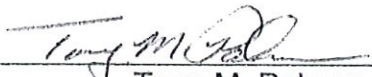
NAME OF OWNER: City of Niagara Falls

ADDRESS OF ACTION: 200 Rainbow Boulevard

PURPOSE: Encroachment onto City ROW associated with porte cochere (2nd St), Billboard's, Patio and Signs

This Recommendation is hereby **APPROVED**

DATE: May 5, 2021




Tony M. Palmer, Chairman
Niagara Falls Planning Board

2021 MAY -6 AM 9:17
CITY OF NIAGARA FALLS
CITY CLERK'S OFFICE
RECEIVED

City of Niagara Falls
New York

April 17, 2021

TO: Eric Cooper
Director of Planning

FROM: Christopher M. Mazur 
Corporation Counsel

RE: *Request for encroachment at 200 Rainbow Boulevard
(Rupal Hospitality Group)*

Attached please find information related to a request made by Rupal Hospitality Group for an encroachment at 200 Rainbow Boulevard. Upon receipt of this request, I solicited comments from the various City departments concerning the possible implications of the encroachment. The responses indicate that there are no apparent issues with the encroachment request. Please be advised that the Law Department also has no issues with Rupal's request, other than ensuring that the standard insurance/indemnification and removal language are as required by the City.

Provided that the attached information meets with your office's approval, please take the necessary steps to place Rupal Hospitality Group's request before the Planning Board for consideration at its next meeting.

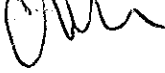
If you have any questions or require any further information, please contact me.

Thank you for your courtesy and cooperation in this matter.

CMM/lr
Attachments

City of Niagara Falls, NY
Office of the Corporation Counsel

TO: All Department Heads
Thomas DeSantis, Senior Planner
Patrick Ciccarelli, Chief Code Enforcement Officer
Robert Buzzelli, Civil Engineer III

FROM: Christopher M. Mazur 
Corporation Counsel

DATE: August 24, 2020

RE: Request for encroachment on 200 Rainbow Blvd/Second Street

Please be advised that Rupal Hospitality is requesting an encroachment at 200 Rainbow Blvd, Niagara Falls, NY. Rupal is proposing the encroachment into the Rainbow Blvd right-of-way to accommodate a formal restaurant/lounge patio seating in addition to the encroachment on Second Street right-of-way for the hotel's porté cocheré. Pursuant to said request, attached are renderings and projections which show the location of the proposed encroachment.

Please provide your comments via email at your soonest convenience, however no later than August 31, 2020.

Thank you for your courtesy and anticipated cooperation.

Encs.



August 19th, 2020

Mr. Christopher Mazur
City of Niagara Falls Corporate Counsel
745 Main Street
Niagara Falls, New York 14303

RE: 200 Rainbow Blvd Site Plan Encroachment Letter of Intent

Thank you for consideration our encroachment request at the above referenced boutique hotel project at 200 Rainbow Blvd, Niagara Falls, NY. This Letter of Intent accompanies our site plan to further describe the nature and form of the proposed encroachment and offer supporting documentation wherein.

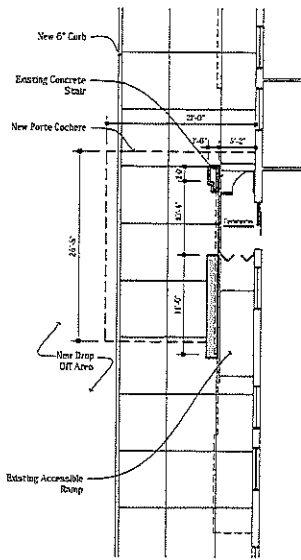
As our hotel renovation has progressed our concept development has evolved substantially for the restaurant and live music component of the project at 200 Rainbow Blvd. Since initially announcing the projects, we have received substantial interest from many, musicians, and stakeholders in the community very excited about the first outdoor live music/restaurant venue in Downtown Niagara Falls. Given the site's logistical constraints, expanding the patio into the right of way adjacent to the building is the best solution to accommodate these demands for restaurant patrons, live music performances, and already pre-booked private parties / special events. In doing so, we will be adding a new dynamic to Rainbow Blvd activating what was once the hotel's parking lot with performances, markets, and other desired events and activities to keep visitors coming back. Year round, we envision a lively dynamic upscale boutique hotel featuring live music, private parties, community activities and more. In the end, this project will greatly improve the lodging offerings; enhance the streetscape, and ultimately further cement Downtown Niagara Falls as a destination for our visitors and locals alike.

In addition, the hotel's primary entrance porte cochere is encroaching 15.8ft (dimensions specified in site plan) into the right away to provide adequate covering for the hotel patrons as their arriving to the facility and to also facilitate quick access to the city's parking lot of which the hotel will be using for its guests.

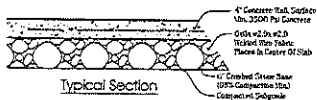
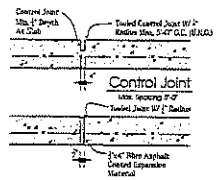
If you have any questions, or concerns, please feel free to contact me directly at the below phone number or via email at Matt@Rupalhospitality.com

Sincerely,

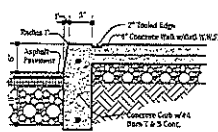
Matthew Green
Vice President of Development
Rupal Hospitality



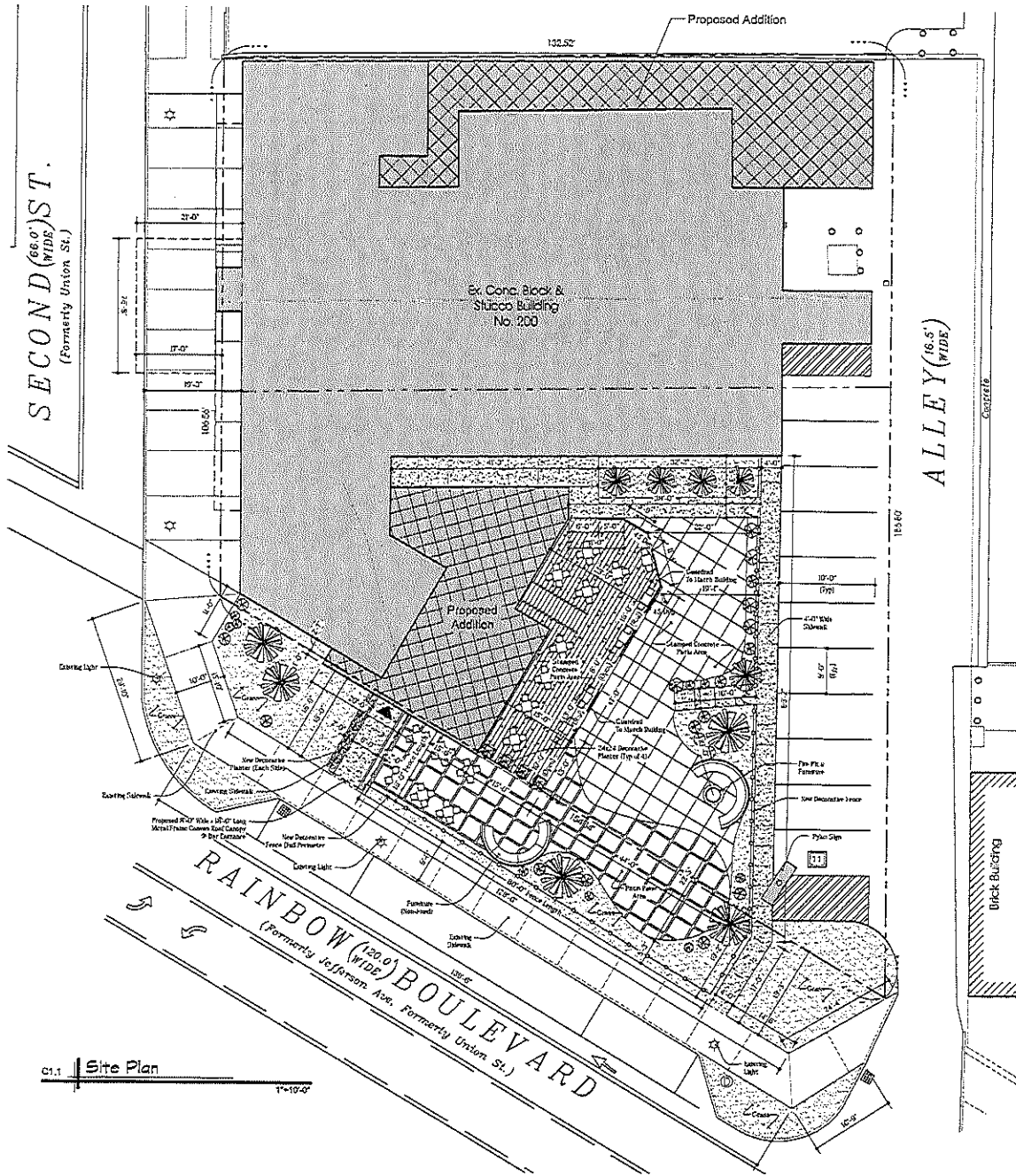
C1.2 Enlarged Plan @ Covered Drop Off Area
1/8" = 1'-0"



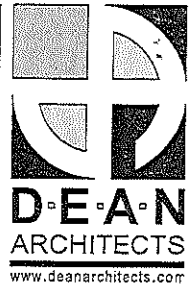
C1.3 Concrete Sidewalk
NTG



C1.4 Curb @ Sidewalk
NTG



C1.1 Site Plan
1" = 10'-0"



3284 WALDEN AVENUE
DEPOW, NEW YORK 14043
PHONE: (716) 651-0301
FAX: (716) 651-0302

19-101

CADENCE HOTEL
Proposed Expansion & Interior Renovation For
200 Rainbow Blvd.
Hempstead, NY 11550

REV	DESCRIPTION	DATE	BY
1	REVISED Site Plan	5-15-20	AD

DATE: 5-1-2019
DRAWN BY: A. Strize
SCALE: 1" = 10'-0"

Proposed Site Plan

C1



200 Rainbow Encroachment Request
Green, Matt

to:

Christopher.Mazur@niagarafallsny.gov
08/19/2020 02:02 PM

Cc:

"Allen.Booker@niagarafallsny.gov", "desantis@nfez.org",
"James.Bragg@niagarafallsny.gov", "Patel, Nirel"

Hide Details

From: "Green, Matt" <Matt.Green@RupalHospitality.com>

To: "Christopher.Mazur@niagarafallsny.gov" <Christopher.Mazur@niagarafallsny.gov>

Cc: "Allen.Booker@niagarafallsny.gov" <Allen.Booker@niagarafallsny.gov>,
"desantis@nfez.org" <desantis@nfez.org>, "James.Bragg@niagarafallsny.gov"

<James.Bragg@niagarafallsny.gov>, "Patel, Nirel" <Nirel.Patel@RupalHospitality.com>

2 Attachments



200 RAINBOW SITE PLAN - CADENCE HOTEL.pdf



200 RAINBOW CADENCE HOTEL LETTER OF INTENT - ENCROACHMENT 08.19.2020.pdf

Good Afternoon,

Please see attached encroachment request for the above property at 200 Rainbow Blvd, Niagara Falls, NY. The prior administration had begun working on and discussions were moving forward on this past Fall. We're requesting an encroachment into the Rainbow Blvd right-of-way to accommodate a formal restaurant/lounge patio seating in addition to the encroachment on Second Street right-of-way for the hotel's porte cochere.

Please feel free to reach out to me if you have any questions or need any further information to move this forward. We are anticipating a Fall 2020 opening and would like to move forward with haste in patio / site construction around this encroachment on Rainbow Blvd.

Thank you,

Matt Green
VICE PRESIDENT OF DEVELOPMENT
RUPAL HOSPITALITY
M 716.280.9769

