SCOTT P. KIEDROWSKI
City Clerk-Treasurer
scottkie@northtonawanda.org

Catherine P. Gambino
Assistant City Clerk

Denise Proefrock
Assistant City Treasurer

City of North Tonawanda

OFFICE OF THE CITY CLERK - TREASURER
VITAL STATISTICS
CITY HALL
216 PAYNE AVENUE
NORTH TONAWANDA, N.Y. 14120

Clerk's Office: (716) 695-8555
Clerk's Fax: (716) 695-8557
Treasurer's Office: (716) 695-8575
Treasurer's Fax: (716) 505-2133

January 10, 2014

The following meetings have been scheduled for Tuesday, December 14, 2014:

6:30PM	**Patricia Brosius** **Recreation Director**	**-**	**Re:**	**Leave of Absence Request** **William Parkhill**
6:45PM	**Common Council** **Mayor** **City Attorney**	**-**	**Re:**	**Monday Night Car Cruise** **Webster Street**
7:00PM	**Clerk-Treasurer**	**-**	**Re:**	**Proposed Purchase of 625 Niagara Falls Blvd.**
7:15PM	**Common Council** **Mayor**	**-**	**Re:**	**General Discussion**

SPECIAL SESSION

Common Council, Mayor, City Attorney, Clerk-Treasurer

The Governing Body of the City of North Tonawanda will go into special session for the purposes of conducting a Common Council meeting that was previously scheduled for Tuesday, January 7, 2014 at 6:30PM.

The meeting that was scheduled for that evening was cancelled due to severe weather conditions on that day.

Respectfully submitted,

Scott P. Kiedrowski
City Clerk-Treasurer

NORTH TONAWANDA
Department of
Youth, Recreation, Parks & Senior Citizens

500 Wheatfield St. North Tonawanda, New York 14120

(716) 695-8520 ntparksrecreation@adelphia.net

Director: Patricia A. Brosius

PARKS & RECREATION

Memo

January 7, 2014

North Tonawanda Common Council

216 Payne Avenue

North Tonawanda, New York 14120

Dear Common Council Members,

This is a follow up to the request from William Parkhill for a leave of absence from the Department of Public Works.

I am requesting that the Common Council grant a leave of absence for William H. Parkhill from his old position at the Department of Public Works, until such time that his new position as the Park Maintenance Superintendent within the Department of Youth, Recreation and Parks becomes permanent.

Thank you for your consideration on this matter.

Respectfully,

Patricia A. Brosius, Director
Department of Youth, Recreation & Parks

William H. Parkhill, Jr.

3171 Ridge Road

Ransomville, NY 14131

Mayor Robert Ortt and
Common Council
216 Payne Avenue
North Tonawanda, NY 14120

Re: Request for Leave of Absence

Honorable Mayor & Common Council:

I am requesting an eighteen (18) month leave of absence from my position as a Tree Trimmer with the City of North Tonawanda Department of Public Works, effective as of January 2nd, 2014 to accept the Provisional appointment as the Park Maintenance Superintendent for the North Tonawanda Parks Department. This position requires me to pass a Civil Service exam which has not as yet been scheduled.

Thank you for your consideration.

Sincerely,

William H. Parkhill, Jr.

/whp

RECEIVED
CITY CLERK'S OFFICE
2013 DEC 20 PM 12: 14
NORTH TONAWANDA N.Y.

December 04, 2013

To Mayor's Office and Common Counsel

We are requesting to continue Canalside Creamery Car Cruise on Monday Nights starting May 12, 2014 Thru September 27, 2013. We would like permission to close down Webster St. from Tremont to Goundry from 6-9 pm. This free event brought many cars and Spectators down to the area every Monday. If possible we would like your permission as soon as possible so that we can have the Event listed in the Cavalcade of Cars. This publication is free and it is seen by thousands of car Enthusiast.

Thank you

Ron & Barb LaBruna

Canalside Creamery

Barbara LaBruna

RECEIVED
CITY CLERK'S OFFICE
2013 DEC -5 PM 2:40
NORTH TONAWANDA N.Y

RECEIVED
DEC 04 2013
BY:

City of North Tonawanda
Department of Engineering
City Hall, 216 Payne Avenue
North Tonawanda, NY 14120-5493
www.northtonawanda.org

Dale W. Marshall, P. E.
City Engineer
Phone: **(716) 695-8565**
Fax: **(716) 695-8568**

MEMO

Date: January 3, 2014

To: Scott P. Kiedrowski, City Clerk Treasurer

From: Dale W. Marshall, ~~P.E.,~~ City Engineer

Re: Proposed Purchase of 625 Niagara Falls Boulevard

This memo is to inform you that the Engineering Department, along with the City Assessor has reviewed and the proposal to purchase the City owned parcel located at 625 Niagara Falls Boulevard and we can find no reason to take any exception to the offer.

This lot was acquired in 1996 and became a smaller undevelopable parcel, sandwiched between Niagara Fall Boulevard and Sawyer Creek, when the NYSDOT acquired the additional right-of-way necessary to widen the boulevard back in 1997/98.

DWM:dwm

Cc: file
Cosimo Capozzi, Building Inspector
Flora Carozzolla, City Assessor

9276 MAIN STREET >> SUITE 3B >> CLARENCE NY 14031-1913 p> 716.759.9759 f> 716.759.9131 w> damonmorey.com

BUFFALO >> CLARENCE >> ROCHESTER

COREY A. AUERBACH
Associate
cauerbach@damonmorey.com
716.858.3801

RECEIVED
CITY CLERK'S OFFICE
2013 DEC 18 AM 11: 05
NORTH TONAWANDA, N.Y

DAMON MOREY
ATTORNEYS AT LAW

December 6, 2013

Via E-mail (scottkie@northtonawanda.org) and First Class Mail

Scott Kiedrowski
City Clerk - Treasurer
City Hall
216 Payne Ave
North Tonawanda, NY 14120

Re: 625 Niagara Falls Boulevard, City of North Tonawanda, NY

Dear Mr. Kiedrowski

I am writing to reiterate my client's interest in purchasing a .19 acre parcel of vacant land owned by the City of North Tonawanda, bearing SBL #: 177.17-2-8 and commonly referred to as 625 Niagara Falls Boulevard. A Parcel Detail Report from Niagara County On-Line Mapping System is attached for your reference. Our interest in this parcel stems from my client's pending purchase of the adjoining properties to the north, representing approximately 25 acres, for the purpose of constructing a mixed use commercial/residential development.

On December 6, 2013, project representatives met with Town Engineer Dale W. Marshall, PE, Superintendent Brad Rowles and Building Inspector Cosimo R. Capozzi to present our proposed concept plan for the proposed development. A copy of same is attached hereto for your reference. The principal purpose of our request is to align the project driveway with Old Falls Boulevard. All parties in attendance at the meeting felt that this was a logical proposal for purposes of safety, connectivity and traffic control, among others. If the above referenced property is acquired, the westernmost driveway on the proposed concept plan will be relocated to align with Old Falls Boulevard.

Per the attached Property Description Report from the City of North Tonawanda website, the full market value of the property is $1,340.00. Accordingly, we would like to offer the full market value, $1,340.00, to purchase 625 Niagara Falls Boulevard. We thank you in advance for your reconsideration of our offer and look forward to hearing from you at your earliest opportunity.

Should you require anything additional to facilitate our request, please do not hesitate to contact me.

Very truly yours,

Corey A. Auerbach
for DAMON MOREY LLP

CAA:cck#5306.2
Encs.

cc: Town Engineer Dale W. Marshall, PE (dalemar@northtonawanda.org)
Superintendent Brad Rowles (rowlesdpw@northtonawanda.org)
Building Inspector Cosimo R. Capozzi (coscapozzi@northtonawanda.org)
Kristin L. Savard, PE (ksavard@adgengineers.com)
Nick Cutaia (ncutaia@ranemgmt.com)

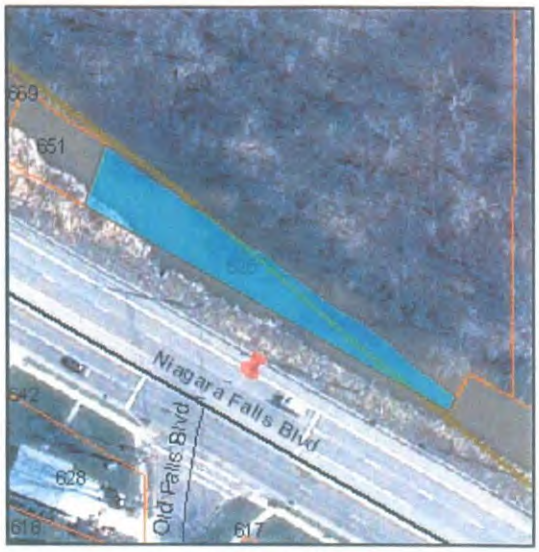
Niagara County On-Line Mapping System
Parcel Detail Report

Address: 625 Niagara Falls Blvd

SBL: 177.17-2-8

Report generated: 10/11/2013 11:07:07 AM

Parcel Overview Map



Parcel Detail Map

PIN: 177.17-2-8

SBL: 1770170002008000

Address: 625 Niagara Falls Blvd

Municipality: 291200 - North Tonawanda

Owner: City Of North Tonawanda

Frontage:

Depth: 43

Acreage: 0.19

Property Class: 311

Total Assessment: $1,300

Land Assessment: $1,300

School District Code: 291200

School District Name: NORTH TONAWANDA (T)

XY-Coordinates: 1081728 , 1114077

Deed Book:

Deed Page:

Sale Date:

Sale Price: 0

Sqft Living Area: 0

Grade: **Condition:**

Year Built: 0

Building Style:

Districts:

- **Agricultural:**
- **County Sewer:**
- **Drainage:**
- **Fire:**
- **Fire Protection:**
- **Firemans Retirement Area:**
- **Gas Lighting:**
- **Light:**
- **Paving:**
- **Refuse:** RD291
- **Road Improvement:**
- **Sewer:**
- **Special Parking:**
- **Sewers:**
- **Storm Water:**
- **Village Sewer:**
- **Water:**

Niagara County, its officials, and its employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information provided. Tax parcel data was prepared for tax purposes only and is not to be reproduced or used for surveying or conveyancing. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

City of North Tonawanda

Property Description Report For:

625 Niagara Falls Blvd, Municipality of City of North Tonawanda

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	291200
		Tax Map ID #:	177.17-2-8
		Property Class:	311 - Res vac land
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	311 - Res vac land
		Zoning Code:	R-Cnt
		Neighborhood Code:	00240
Total Acreage/Size:	0.19	**School District:**	North Tonawanda
Land Assessment:	2013 - $1,300	**Total Assessment:**	2013 - $1,300
Full Market Value:	2013 - $1,340		
Equalization Rate:	----	**Legal Property Desc:**	255 W City Line Pt L 60 Fl 4
Deed Book:	2667	**Deed Page:**	132
Grid East:	1081728	**Grid North:**	1114077

Area

Living Area:	0 sq. ft.	**First Story Area:**	0 sq. ft.
Second Story Area:	0 sq. ft.	**Half Story Area:**	0 sq. ft.
Additional Story Area:	0 sq. ft.	**3/4 Story Area:**	0 sq. ft.
Finished Basement:	0 sq. ft.	**Number of Stories:**	0

Structure

Building Style:	0	**Bathrooms (Full - Half):**	0 - 0
Bedrooms:	0	**Kitchens:**	0
Fireplaces:	0	**Basement Type:**	0
Porch Type:	0	**Porch Area:**	0.00
Basement Garage Cap:	0	**Attached Garage Cap:**	0.00 sq. ft.
Overall Condition:	0	**Overall Grade:**	
Year Built:			

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/6/1996	$7,750	311 - Res vac land	Land Only	City Of North Tonawanda	No	No	Yes	2667/132

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec	**Heat Type:**	0
Fuel Type:	0	**Central Air:**	No

PROJECT LOCATION
NTS

ZONING SCHEDULE

EXISTING WHEATFIELD ZONING: M-1
PROPOSED WHEATFIELD ZONING: C-1

NOTE: PARCEL IS WITHIN THE NF BLVD OVERLAY DISTRICT

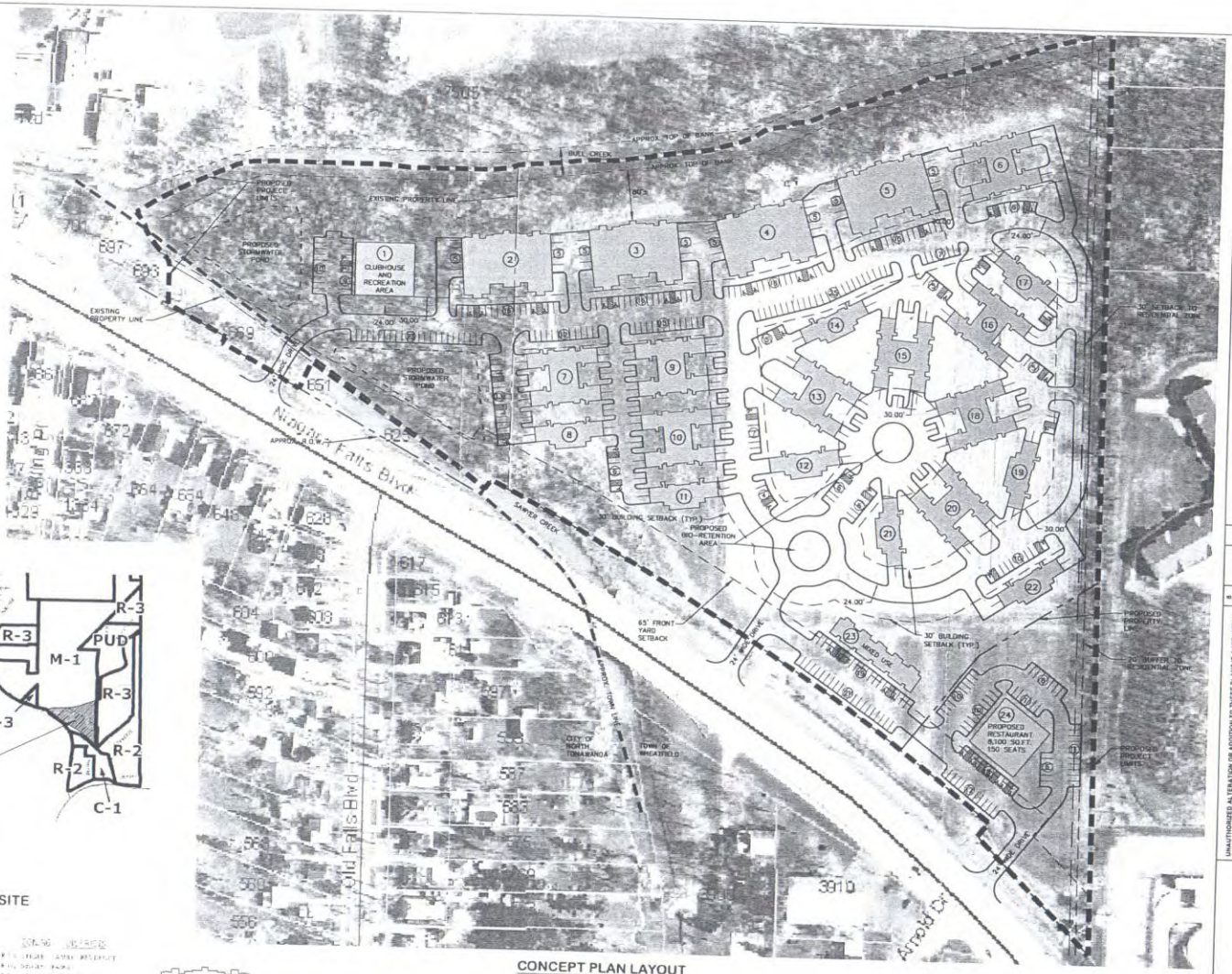
	REQUIRED	PROVIDED
MINIMUM FRONT YARD (due to NF Blvd)	65	70±
MINIMUM SIDE YARD (due to adjacent R-3 zone)	30	90±
MINIMUM REAR YARD	10	100±
MINIMUM PKG. SETBACK FROM NF BLVD	10	10.5

ZONING

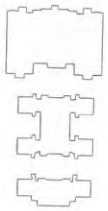
- A-R - Agricultural - Residential
- C-1 - Commercial
- M-1 - Industrial - 1
- M-2 - Industrial - 2
- O-1 - Love Canal Overlay
- O-2 - Niagara Falls Blvd Overlay
- PUD - Planned Unit Development
- R-1 - Residential - 1
- R-2 - Residential - 2
- R-3 - Residential - 3
- R-C - Restricted - Commercial
- R-R - Rural - Residential
- RNB - Rural Neighborhood Business

WHEATFIELD ZONING
NTS

CITY OF NORTH TONAWANDA ZONING
NTS



CONCEPT PLAN LAYOUT
1" = 80'±



26 UNIT APARTMENT BUILDING WITH 10 GARAGES

8 UNIT BUILDING WITH 8 GARAGES

4 UNIT BUILDING WITH 4 GARAGES

DENSITY

UNIT TYPE	NUMBER	TOTAL DWELLING UNITS
26 UNIT APT. BLDG	4	104
8 UNIT BLDG	9	72
4 UNIT BLDG	8	32
MIXED USE (8,000 SQ.FT. BLDG.)	1	6 - 1,000± SQ.FT. COMMERCIAL UNITS 10 - 800± SQ.FT. DWELLING UNITS

TOTAL DWELLING UNITS: 218 UNITS

OUTPARCEL (RESTAURANT): 8,100 SQ.FT. (150 SEATS)

CLUBHOUSE: 4,000± SQ.FT. BLDG. + EXTERIOR SPACE

PARKING SCHEDULE

REQUIRED

DWELLING UNITS: 2 PER UNIT = 218 UNITS X 2 = 436 SPACES

COMMERCIAL UNITS: 6 PER 1,000 SQ.FT. = (6,000 SQ.FT. / 1,000) X 6 = 36 SPACES

OUTPARCEL (RESTAURANT): 2 PER 5 SEATS = (150 SEATS / 5) X 2 = 60 SPACES

CLUBHOUSE: 1 PER 100 SQ.FT. = 4,000 SQ.FT. / 100 = 40 SPACES

TOTAL PARKING REQUIRED = 436 + 36 + 60 + 40 = 572 SPACES

HANDICAP SPACE REQUIREMENT = 2% OF TOTAL SPACES = 572 X 2% = 12 HANDICAP SPACES

PROVIDED = 630 SPACES (INCLUDES 47 HANDICAP SPACES)

NO.	DATE	BY	REVISIONS
1	10-25-13	RJP	REVISED CONCEPT PLAN PER OWNER - NOT FOR CONSTRUCTION
0	10-09-13	RJP	CONCEPT PLAN - NOT FOR CONSTRUCTION
2			
3			
4			
5			
6			
7			
8			

UNAUTHORIZED ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ADVANCED DESIGN GROUP
Professional Engineering & Land Surveying Services PC
4763 Lockport Road
Lockport, NY 14094
Tel: (716) 434-9101
Fax: (716) 434-9102

SKETCH PLAN

The Meadows at Wheatfield, LLC
Niagara Falls Boulevard

Wheatfield and City of North Tonawanda, Niagara County, New York

RANE Management (The Meadows at Wheatfield, LLC)
1325 Millersport Highway, Suite 200
Amherst, New York 14221

Project Contact: Advanced Design Group (716) 754-2236

SCALE	DATE	BY	PROJECT NO.	SHEET
AS NOTED	10-09-13	RJP	13-1791	1 OF 1

9276 MAIN STREET >> SUITE 3B >> CLARENCE NY 14031-1913 p> 716.759.9759 f> 716.759.9131 w> damonmorey.com

BUFFALO >> CLARENCE >> ROCHESTER

COREY A. AUERBACH
Associate
cauerbach@damonmorey.com
716.858.3801

RECEIVED
CITY CLERK'S OFFICE
2013 NOV 20 PM 4:42
NORTH TONAWANDA N.Y

DAMON MOREY
ATTORNEYS AT LAW

November 7, 2013

Richard Andres Jr.
Council President
City Hall
216 Payne Ave
North Tonawanda, NY 14120

Re: 625 Niagara Falls Boulevard, City of North Tonawanda, NY

Dear Council President Andres

I am writing to express my client's interest in purchasing a .19 acre parcel of vacant land owned by the City of North Tonawanda, bearing SBL #: 177.17-2-8 and commonly referred to as 625 Niagara Falls Boulevard. A Parcel Detail Report from Niagara County On-Line Mapping System is attached for your reference. Our interest in this parcel stems from my client's pending purchase of the adjoining properties to the north, representing approximately 25 acres, for the purpose of constructing a mixed use commercial/residential development.

Per the attached Property Description Report from the City of North Tonawanda website, the full market value of the property is $1,340.00. Accordingly, we would like to offer the full market value, $1,340.00, to purchase 625 Niagara Falls Boulevard. We thank you in advance for your consideration of our offer and look forward to hearing from you at your earliest opportunity.

Should you require anything additional to facilitate our request, please do not hesitate to contact me.

Very truly yours,

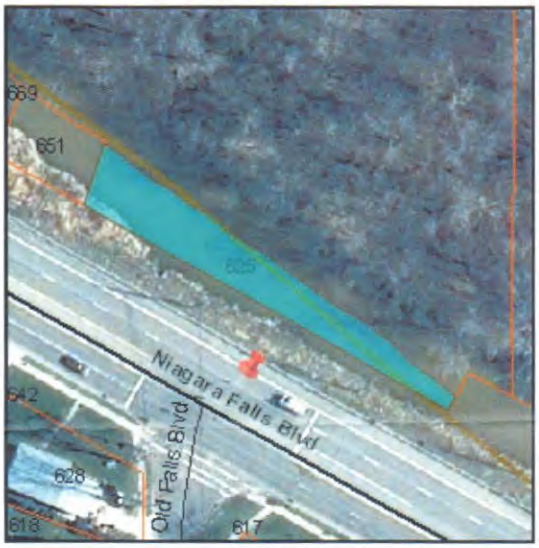
Corey A. Auerbach
for DAMON MOREY LLP

CAA:cck#5306
Encs.

Niagara County On-Line Mapping System
Parcel Detail Report

Address: 625 Niagara Falls Blvd
SBL: 177.17-2-8
Report generated: 10/11/2013 11:07:07 AM

Parcel Overview Map



Parcel Detail Map

PIN: 177.17-2-8

SBL: 1770170002008000

Address: 625 Niagara Falls Blvd

Municipality: 291200 - North Tonawanda

Owner: City Of North Tonawanda

Frontage:

Depth: 43

Acreage: 0.19

Property Class: 311

Total Assessment: $1,300

Land Assessment: $1,300

School District Code: 291200

School District Name: NORTH TONAWANDA (T)

XY-Coordinates: 1081728 , 1114077

Deed Book:

Deed Page:

Sale Date:

Sale Price: 0

Sqft Living Area: 0

Grade: **Condition:**

Year Built: 0

Building Style:

Districts:

- **Agricultural:**
- **County Sewer:**
- **Drainage:**
- **Fire:**
- **Fire Protection:**
- **Firemans Retirement Area:**
- **Gas Lighting:**
- **Light:**
- **Paving:**
- **Refuse:** RD291
- **Road Improvement:**
- **Sewer:**
- **Special Parking:**
- **Sewers:**
- **Storm Water:**
- **Village Sewer:**
- **Water:**

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City of North Tonawanda

Property Description Report For:

625 Niagara Falls Blvd, Municipality of City of North Tonawanda

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	291200
		Tax Map ID #:	177.17-2-8
		Property Class:	311 - Res vac land
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	311 - Res vac land
		Zoning Code:	R-Cnt
		Neighborhood Code:	00240
Total Acreage/Size:	0.19	**School District:**	North Tonawanda
Land Assessment:	2013 - $1,300	**Total Assessment:**	2013 - $1,300
Full Market Value:	2013 - $1,340		
Equalization Rate:	----	**Legal Property Desc:**	255 W City Line Pt L 60 Fl 4
Deed Book:	2667	**Deed Page:**	132
Grid East:	1081728	**Grid North:**	1114077

Area

Living Area:	0 sq. ft.	**First Story Area:**	0 sq. ft.
Second Story Area:	0 sq. ft.	**Half Story Area:**	0 sq. ft.
Additional Story Area:	0 sq. ft.	**3/4 Story Area:**	0 sq. ft.
Finished Basement:	0 sq. ft.	**Number of Stories:**	0

Structure

Building Style:	0	**Bathrooms (Full - Half):**	0 - 0
Bedrooms:	0	**Kitchens:**	0
Fireplaces:	0	**Basement Type:**	0
Porch Type:	0	**Porch Area:**	0.00
Basement Garage Cap:	0	**Attached Garage Cap:**	0.00 sq. ft.
Overall Condition:	0	**Overall Grade:**	
Year Built:			

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
8/6/1996	$7,750	311 - Res vac land	Land Only	City Of North Tonawanda	No	No	Yes	2667/132

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec	**Heat Type:**	0
Fuel Type:	0	**Central Air:**	No