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NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**PUBLIC HEARING FOR  
460 WHEATFIELD STREET LLC**

May 2, 2018  
3:00 P.M.

Taken at: North Tonawanda Public Library  
505 Meadow Drive  
North Tonawanda, New York 14120

1 APPEARANCES: SUSAN LANGDON,  
2 Interim Executive Director,  
3 Niagara County Industrial  
4 Development Agency,  
5 As Hearing Officer

6 REPORTED BY: ERIN DESTINO,  
7 Court reporter

8 ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

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15:00:16 1           **MS. LANGDON:** Welcome. This public hearing  
15:00:18 2 is now open. It's 3:00 p.m. My name is Susan  
15:00:21 3 Langdon. I am the Interim Executive Director of  
15:00:23 4 the Niagara County Industrial Development Agency.

15:00:26 5           I have been designated by the agency to be  
15:00:28 6 the hearing officer to conduct this public hearing.  
15:00:31 7 We are here to hold a public hearing on 460  
15:00:35 8 Wheatfield Street, LLC, and/or Individuals or  
15:00:37 9 Affiliates, Subsidiaries, Entities formed or to be  
15:00:40 10 formed on its behalf.

15:00:41 11           The transcript of this hearing will be  
15:00:43 12 reviewed and considered by the agency in  
15:00:45 13 determination of this project. Notice of this  
15:00:48 14 hearing appeared in the Niagara Gazette on  
15:00:49 15 April 18th, 2018.

15:00:51 16           The proposed project includes the renovation  
15:00:54 17 of an abandoned school for a market rate housing  
15:00:57 18 facility at 460 Wheatfield Street in the City of  
15:01:01 19 North Tonawanda.

15:01:02 20           The proposed financial assistance  
15:01:03 21 contemplated by the agency includes New York State  
15:01:05 22 and local sales and use tax exception benefits and  
15:01:15 23 mortgage recording tax exception benefits in

15:01:19 1 compliance with the agency's uniform tax exception  
15:01:22 2 policy.

15:01:25 3 All those in attendance, I will ask you to  
15:01:27 4 sign the sign-in sheet here. If anyone is  
15:01:32 5 interested in making a comment, please raise your  
15:01:35 6 hand, state your name and address.

15:01:36 7 If you're representing a company, please  
15:01:38 8 identify the company. I request that you keep your  
15:01:42 9 comments to five minutes or less.

15:01:44 10 Does anybody wish to make a comment?

15:01:51 11 **MR. PECORARO:** Robert Pecoraro. I  
15:01:54 12 represent -- I'm on the Common Council in the City  
15:01:55 13 of North Tonawanda, and my comment is that I'm all  
15:01:59 14 for this project. It's been an abandoned building  
15:02:02 15 for way too long, and I am enjoying the fact that  
15:02:06 16 we're going to make some use of the facility.

15:02:12 17 **MS. LANGDON:** Thank you. Does anybody else  
15:02:15 18 wish to speak?

15:02:15 19 **MR. WENTZ:** Are you going to open to  
15:02:17 20 questions afterwards or should we present them now  
15:02:19 21 if we have a concern or question?

15:02:20 22 **MS. LANGDON:** Why don't you make a statement  
15:02:22 23 for the record and then if there's something --

15:02:24 1           **MR. WENTZ:** My name is John Wentz. I live  
15:02:25 2 at 722 Nash Road. We've lived there since 1979,  
15:02:30 3 and I agree that it would be nice if they could do  
15:02:33 4 something with that, which I thought they were  
15:02:35 5 going to do a long time ago.

15:02:37 6           But I just kind of have a concern about what  
15:02:39 7 type of housing it's going to be or who it would be  
15:02:42 8 available to, because we have relatives that are,  
15:02:45 9 like, at the Gibbons apartments over at Carousel.  
15:02:48 10 It initially started out as senior, 55 and over I  
15:02:51 11 believe or something like that.

15:02:52 12           Well, now since it's government subsidized,  
15:02:56 13 anybody that is on any kind of government subsidy  
15:02:58 14 can come in there. Which I don't know if they  
15:03:00 15 screen these people, but there's a lot of people  
15:03:01 16 that have different kinds of problems and I don't  
15:03:03 17 think it's right that seniors should be subjected  
15:03:06 18 to live with people like that, you know, that  
15:03:08 19 possibly could take advantage of them.

15:03:09 20           I don't know what kind of housing this is  
15:03:10 21 going to be open to and I was just wondering about  
15:03:12 22 that.

15:03:13 23           **MS. LANGDON:** Okay.

15:03:14 1           **MR. WENTZ:** And the property around it, does  
15:03:16 2 the playground go with that or is it just the  
15:03:19 3 building itself and just the immediate surrounding  
15:03:23 4 area with the parking lot behind it?

15:03:23 5           **MS. LANGDON:** I'll answer those questions  
15:03:25 6 because I do have the information. It's just the  
15:03:28 7 building and the parking lot, the playgrounds and  
15:03:30 8 the ball fields aren't included.

15:03:32 9           In terms of the kind of tenants. They're  
15:03:36 10 not specifically for seniors. They're not  
15:03:40 11 subsidized. They're market rate, for anyone.

15:03:42 12           **MR. WENTZ:** All right.

15:03:43 13           **MS. LANGDON:** Anybody else wish to say  
15:03:44 14 anything?

15:03:45 15           **MR. BENNETT:** I would like to. Mark  
15:03:49 16 Bennett, 444 Bennett Street. I would like to go on  
15:03:55 17 record to say that I certainly applaud the  
15:04:00 18 ambitious effort put forth by the soon-to-be-formed  
15:04:02 19 LLC.

15:04:02 20           And I have to agree, this property been  
15:04:06 21 abandoned for far too long. I think the name sake  
15:04:07 22 would roll over in his grave if he saw this now.

15:04:10 23           We've seen a lot of problems over there with

15:04:13 1 kids, basically, doing less-than-favorable  
15:04:16 2 activities. And certainly, I think a more  
15:04:18 3 supervised area with activity and people and  
15:04:21 4 such -- I have to share comments too with the  
15:04:23 5 neighbor from Nash Road.

15:04:26 6 I would like to think that any future  
15:04:28 7 occupants in this would share the sentiments of our  
15:04:32 8 neighborhood as the homeowners have for a number of  
15:04:33 9 years. I, for one, have sunk a surmountable amount  
15:04:36 10 of money in my property, as evidenced by the  
15:04:38 11 building permits of recent.

15:04:40 12 And with that said, I know a lot of my  
15:04:43 13 neighbors have done the same and I just hope that  
15:04:45 14 the entity that comes to formation putting this  
15:04:50 15 property into perspective, bringing it up to  
15:04:52 16 code -- it sounds almost like surpassing code --  
15:04:56 17 that the occupants -- future occupants would,  
15:04:59 18 again, just take into consideration the surrounding  
15:05:02 19 neighborhood.

15:05:10 20 **MS. LANGDON:** Does anybody else wish to  
15:05:25 21 comment?

15:05:25 22 **MR. WROBEL:** Eric Wrobel. I live at 452  
15:05:30 23 Bennett Street. Without having to sound like a

15:05:32 1 record skipping with Mr. Bennett and Mr. Wentz, my  
15:05:35 2 concerns would be the same.

15:05:37 3           Welcome the potential change and improvement  
15:05:39 4 in the area, but also the concern about the  
15:05:41 5 demographics that they're targeting for the use of  
15:05:45 6 these apartments.

15:05:46 7           You know, it would be great to have another  
15:05:48 8 income or tax revenue stream, which I understand  
15:05:50 9 from the City standpoint, coming from one source.  
15:05:53 10 But at the same time, if it's going to affect and  
15:05:55 11 impact my property and those in the surrounding  
15:05:57 12 area, around Wheatfield and Niagara Parkway and  
15:06:00 13 Bennett, it's a concern.

15:06:02 14           Because you can see where that  
15:06:04 15 neighborhood -- and I'm not trying to say anything  
15:06:09 16 negatively about the other neighborhoods -- it is a  
15:06:10 17 very nice part of the city, and we would like to  
15:06:13 18 maintain that. And hopefully a rising tide raises  
15:06:16 19 all boats and this improvement in this structure  
15:06:19 20 would do just that as opposed adversely affect  
15:06:22 21 ours. That would be my concern.

15:06:23 22           **MS. LANGDON:** Thank you. Does anybody else  
15:06:26 23 wish to make any comments? No?



15:06:33 1           Okay.  It's now 3:06 p.m.  I'll close the  
15:06:37 2 public hearing.  Thank you all for coming.  Thank  
15:06:40 3 you for your comments.  This transcript will be  
15:06:43 4 given to our Board prior to their vote next week.

15:06:46 5           (Deposition concluded at 3:06 p.m.)

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1 STATE OF NEW YORK)

2 SS:

3 COUNTY OF NIAGARA)

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5 I DO HEREBY CERTIFY as a Notary Public in and  
6 for the State of New York, that I did attend and  
7 report the foregoing deposition, which was taken  
8 down by me in a verbatim manner by means of machine  
9 shorthand. Further, that the deposition was then  
10 reduced to writing in my presence and under my  
11 direction. That the deposition was taken to be  
12 used in the foregoing entitled action. That the  
13 said deponent, before examination, was duly sworn  
14 to testify to the truth, the whole truth and  
15 nothing but the truth, relative to said action.

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ERIN K. DESTINO,  
Notary Public.

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**SIGN IN SHEET  
PUBLIC HEARING**

May 2, 2018 at 3:00 p.m.  
at North Tonawanda Public Library

regarding:

**460 Wheatfield Street LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies)  
formed or to be formed on its behalf**

Project Location: 460 Wheatfield Street

Name	Company and/or Address	X box to speak/ comment
John [unclear]	NCPPT	
PATRICIA WENTZ	772 NASH RD.	
JOHN WENTZ	722 NASH RD	
[unclear]	212 [unclear] ST	
MARK S BENNETT	444 BENNETT ST	
William L Row	L.D.A. Bd. Member	
ART PAPPAS	INA MEMBER MAJOR	
ERIC W. WROBEL	452 BENNETT ST	

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Project Location: 460 Wheatfield Street

Name	Company and/or Address	X box to speak/ comment
Anthony Monstano	NORTH TONAWANDA CSD	
Alisa Gokel	NORTH TONAWANDA CSD	