

**Bogart-Sinatra Development LLC**

**PUBLIC HEARING SCRIPT**

Public Hearing to be held at

North Tonawanda City Hall, 216 Payne Avenue, North Tonawanda, NY 14120

**Welcome: Call to Order and Identify Hearing Officer.**

*Hearing Officer:* Welcome. This public hearing is now open; it is Tuesday, June 3, 2025 at 2:00 p.m. My name is Andrea Klyczek, I am the Executive Director at the Niagara County Industrial Development Agency, I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com).

**Notification: Notice of Public Hearing.**

*Hearing Officer:* Notice of this public hearing is hereby given that a public hearing pursuant to Article 18-A subdivision 2, Section 859-a of the New York General Municipal Law will be held by the Niagara County Industrial Development Agency (the "Agency"), in connect with Bogart-Sinatra Development LLC

*Notice of this hearing appeared in The Niagara Gazette on May 16, 2025.*

**Purpose: Purpose of Hearing.**

*Hearing Officer:* We are here to hold the public hearing on the (Bogart-Sinatra Development LLC) and/or individual(s) or Affiliate(s), subsidiary(ies), or entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.

The purpose of this hearing is to solicit comments, both written and oral, for Bogart-Sinatra Development LLC. The project application and project summary are posted in the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.

**Project Summary:**        **Description of Project and Contemplated Agency Benefits.**

*Hearing Officer:*        Bogart-Sinatra Development LLC, acquired 1212 Erie Avenue in North Tonawanda, NY in 2018. The property has served as a storage facility for commercial and individual use. The site currently includes 3 structures totaling 9200 square feet. During operation, this facility has proved flexible warehouse solutions and has become a resource for local users in need of warehousing, and workshop space. To meet growing demand, and support to other local businesses, Bogart-Sinatra seeks to expand the facilities by adding two new buildings totaling 1200 square feet. The new facilities will be dedicated to commercial warehousing and workshop space. This project will create 13 jobs in three years.

**Format of Hearing:**        **Review rules and manner in which the hearing will proceed.**

*Hearing Officer:*        All those in attendance are required to register by signing the sign-in sheet at the front of the room; you will not be permitted to speak unless you have registered. Everyone who has registered will be given an opportunity to make statements and/or comments on the Project.

If you have a written statement or comment to submit for the record, you may leave it at this public hearing, submit it on the Agency’s website, or deliver it to the agency at 6311 Inducon Corporate Dr., Sanborn, NY 14132. The comment period closes on June 5, 2025. There are no limitations on written statements or comments.

**Public Comment:**        **Hearing officer gives the public opportunity to speak.**

*Hearing Officer:*        If anyone is interested in making a statement or comment, please raise your hand, state your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to three minutes.

*Scott Franasiak*        Not only am I a taxpayer of Niagara County, I am also a small business owner. These comments are in light of someone who is pro-business and wanting to reduce taxes in general. However, I strongly oppose any abatement of the taxes associated with this project. It would squarely put this landlord in a competitive advantage over other landlords who have storage facilities. We’re not talking about abatements to someone who wants to start a factory and create jobs. We’re talking about giving tax benefits to someone who wants to build a storage facility and the jobs are going to be created by those businesses that are renting or leasing the space and as such, it should be those businesses who actually get the tax benefits. The ones who are directly creating the jobs, not a landlord who is creating a storage facility. Thank you very much.

Project Applicant

Due to the busiest time of year in the landscaping industry, we are not able to attend the public hearing. We respectfully ask that you read our statement into the record. We want to reiterate how important these types of projects are to small businesses and how crucial the tax breaks are to keeping these types of projects that we do viable. Thank you.

**Adjournment:**

**Closing the hearing.**

Hearing no other comments, I will now adjourn the meeting. It is now 2:06 p.m.  
Thank you.

# SIGN IN SHEET PUBLIC HEARING

regarding:

**Bogart-Sinatra Development LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on its behalf**

June 3, 2025 at 2:00 p.m.  
North Tonawanda City Hall

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