

Item #1

The following claims have been filed in the Office of the City Clerk during the month of June 2010. The claims were subsequently referred to the Office of the Corporation Counsel.

**NOTICE OF CLAIM**

**ALLEGED DAMAGE**

Iacovitti, Joseph  
roots  
9817 Tumbleweed Dr.  
Fort Wayne, Indiana 46825-2685

Damage to sewer line caused by tree

Sahagian, Patricia  
444&446-10<sup>th</sup> St.

Damage to water line due to removal  
of City tree

Hewit, Patricia  
6824 Plaza Dr., Apt. 6

Automobile damage which occurred  
while driving on street

Tallarico, Franco  
2560 Jerauld Ave

Damage to property caused by City's  
tree removal service

Petrishin, John  
261-65<sup>th</sup> St

Damage property caused by fallen City  
tree limb

Government Employees Ins. Co.  
a/s/o Thomas Bradley  
3731 McKoon Ave

Automobile damage caused by fallen  
City tree

Government Employees Ins. Co.  
a/s/o Thomas Bradley  
3731 McKoon Ave

Automobile damage (2) caused by  
fallen City tree

Speck, Tibor  
3445 Tuscorara Rd  
Niagara Falls, NY 14304

Automobile damage caused by pothole

Allstate Property and Casualty Insurance Co.  
a/s/o Kevin Klinger

Automobile damage caused by accident  
with Police Department vehicle

Rodriguez, Olga D.  
2430 Niagara Ave.

Personal injuries due to trip  
uneven sidewalk

Winchell, Dennis  
135-71<sup>st</sup> St  
Niagara Falls, NY 14304

Damage to automobile caused by a  
pothole

Bergey, Michael  
4616 Portere-Center Rd.  
Lewiston, NY 14092

Damages caused by false arrest &  
imprisonment

Miller, Charles A. and Wakisha Miller  
1320 Ashland Ave.

Personal injuries and damages caused  
by trip and fall on City sidewalk

Hopkins, Maxine  
1246 Pine Ave.

Personal injuries caused by fall in  
street

Miller, Edna Jackson  
2114 Jerauld Ave

Damages and personal injuries caused  
by City tree



Item #2

**SUBJECT: LETTER OF AWARD FOR CITY OF NIAGARA FALLS 11<sup>TH</sup> STREET BASKETBALL COURTS**

The following was the result of bids received on July 1, 2010, for the above referenced project:

<u>CONTRACTOR</u>	<u>BASE BID</u>
Scott Lawn Yard Inc. 5552 Townline Road Sanborn, NY 14132	\$262,195.00
Louis Del Prince & Sons	\$267,980.00
American Paving & Excavating	\$295,761.00
Yarussi Construction	\$312,190.00
Mark Cerrone, Inc.	\$327,337.00
Pinto Construction Services	\$384,895.35

It is the recommendation of the undersigned that this project be awarded to the low bidder Scott Lawn Yard Inc., at their total bid of \$262,195.00. Funding is available in Code H0920.2009.0920.0449.599 through an appropriation of Casino funds in the amount of \$263,000.00.

Will the Council vote to so approve and authorize the Mayor to execute a contract in a form acceptable to the Corporation Counsel?

Item #3

**SUBJECT: LETTER OF AWARD FOR REPLACEMENT OF ROOF TOP AIR CONDITIONING UNIT AT JOHN DUKE SENIOR CENTER**

The following was the result of bids received on June 29, 2010, for the above referenced project:

<u>CONTRACTOR</u>	<u>BASE BID</u>
John W. Danforth Co. 300 Colvin Woods Pkwy Tonawanda NY 14150	\$ 72,000.00
Greater Niagara Mechanical Inc	\$ 77,700.00

It is the recommendation of the undersigned that this project be awarded to the low bidder John W. Danforth Co., at their Base Bid of \$72,000.00. Funding is available in Code S8400.8401.0449.599.

Will the Council vote to so approve and authorize the Mayor to execute a contract in a form acceptable to the Corporation Counsel?

#### Item #4

**RE:                   AGENDA ITEM:**  
**CDBG-R Funding Reimbursement for South Avenue Paving**

**Council Members:**

The Department of Community Development successfully completed the American Recovery Act CDBG-R funded milling and resurfacing project in 2009. The contractor, Yarussi Construction, Inc. has been paid in full for the completed project less the contract retainage of \$37,664.64. This project was also funded in part with Casino Revenues. The CDBG-R portion of the retainage is \$23,094.20, due and payable on December 21, 2010.

We have been recently contacted by the Buffalo Area HUD Office in an effort to expedite the full expenditure of CDBG-R funds. They have requested that we find another Community Development eligible resurfacing project and pay for it using the \$23,094.20 CDBG-R fund balance. We have identified a suitable candidate in the South Avenue (10<sup>th</sup> Street to 11<sup>th</sup> Street) in-house paving project completed in 2009.

Therefore it is our recommendation that \$23,094.20 in CDBG-R funds be paid to the City Controller as reimbursement for a portion of the South Avenue paving project.

In order to also pay Yarussi Construction the \$23,094.20 retainage when it is due in December 2010, we recommend that Community Development Block Grant funds, currently available, be re-programmed from the following budget codes:

CPW071	(2009 milling & re-surfacing)	\$18,711.50
CON001	contingency	\$ 4,382.70
Total		\$23,094.20

Will the Council vote to so approve the use of CDBG-R funds for South Avenue and the re-programming of CD funds as outlined above?

Item #5

RE:           **AGENDA ITEM: LETTER OF AWARD: Contract CD2010-2**  
              **Utility Abandonment, Asbestos Abatement and Demolition of Various**  
              **Properties**

**Council Members:**

The following bids were received by the Department of Community Development on July 6, 2010 for the demolition of nine (9) structures identified on the attached list.

<u>CONTRACTOR</u>	<u>BID AMOUNT</u>
Yarussi Construction, Inc	\$229,800
Empire Dismantlement	\$248,500
Metro Contracting & Environmental, Inc.	\$285,274
Mark Cerrone, Inc.	\$288,480

It is our recommendation that a contract be awarded to the low bidder, Yarussi Construction, Inc. at their base bid amount of \$229,800. Funding is available in budget code CD1.8666.0000.0450.500. If the NYS Housing Finance Agency provides NSP reimbursement for this project we will use the following budget codes:

CD1.8666.0000.0450.500	\$129,800
CD3.6980.0000.0450.500	\$100,000 (to be reimbursed with NSP Funds)

Will the Council vote to award contract CD2010-2 to Yarussi Construction, Inc. and authorize the Mayor to execute a contract in a form acceptable to the Corporation Counsel?

## Item #6

**RE:                   AGENDA ITEM:           Creation of Energy Audit Technician  
                      Community Development Department**

The City of Niagara Falls was awarded a \$150,000 EECBG Grant to perform residential energy audits for City homeowners that demonstrate a willingness and financial ability to implement recommendations resulting from the audit. \$20,000 can be utilized to pay administrative costs associated with the project.

We anticipate that we will reach households that are of low to moderate income through the Community Development intake process. Those households will receive financial assistance through the CDBG program. For those households that do not income qualify for Community Development funding, we are proposing that a \$2,500 matching grant be offered from the EECBG grant to assist with energy improvements made as a result of the audit.

It is our recommendation that a position for a part-time Energy Audit Technician be created in the Department of Community Development to manage the day-to-day activities associated with this grant. The position will be funded at a rate of \$17.09 per hour, 15 hours per week, for 18 months or until the project funds have been exhausted, whichever occurs sooner. The City's grant administrator will be responsible for the management of the grant process including vouchering for reimbursement, amendments and grant reporting requirements. The Director of Community Development will supervise the Energy Audit Technician. Funding is available in budget code S8400.8401.0130.000

Will the Council vote to so approve the creation of a part-time Energy Audit Technician in the Department of Community Development, utilizing \$20,000 in EECBG funding?

Item #7

**SUBJECT:        CHANGE ORDER #1 - DRAINAGE STRUCTURE REPLACEMENT & REPAIR PROJECT**

A contract for the above referenced project was awarded to Yarussi Construction Inc. on April 19, 2010 in the amount of \$73,600.00.

Subsequent to the start of the project, a significant number of deficient basins and manhole riser sections were detected upon pavement removal. The costs associated with addressing the replacement of the additional drainage structures is \$26,285.00, bringing the new project total to \$99,885.00. Funding is available in Casino funds code H0812.2008.0812.0449.599.

Will the Council vote to so approve and authorize the Mayor to edit the existing contract in a form acceptable to the Corporation Counsel?



Item #8

RE: **Agreement with GHI for administrative services to provide dental coverage for City retirees**

The City has been using GHI to perform administrative services relative to the dental coverage for City retirees. The understanding between the City and GHI has been memorialized in writing to reflect the duties and responsibilities of the City and GHI. Attached hereto in a copy of the Administrative Services Agreement.

Will the Council so approve and authorize the Mayor to execute the same?

## Item #9

RE: Family and Children's Services of Niagara Inc. Employee Assistance Program  
Contract

Attached is a proposed Agreement with Family and Children's Service of Niagara Inc. to provide an Employee Assistance Program for non-uniform employees of the City of Niagara Falls. Funding is included in the 2010 budget and will also be provided for in the 2011 budget.

Will the Council so approve and authorize the Mayor to execute the same?

Item #10

RE: LaSalle Business Association

The LaSalle Business Association is once again sponsoring it's third annual Blues Festival on July 25, 2010. Attached is a letter and budget summary. The City has been asked to contribute the sum of \$4,600.00 towards the cost of this Festival as per the budget attached. Funding is available from Tourism Fund balance.

Will the Council so approve?

Item #11

RE: Byrne Justice Assistance Grant  
No. BJ10-1032-D00, BJ09632182  
Burglary Reduction Initiative

The Police Department has received the above referenced grant in the amount of \$40,000.

No City match is required under this grant.

Will the Council approve acceptance of this grant and authorize the Mayor to execute any required documentation?

Item #12

RE: Outreach Program

The Dominion Life Christian Center is hosting a Community Outreach Program in the LaSalle section of the City at 70<sup>th</sup> Street and Girard Avenue on July 10, 2010. The purpose of this program is to provide music, games, food, prizes and fellowship with residents of the LaSalle area. The Center has asked the City for a \$500.00 sponsorship contribution in order to help defray expenses. Funding is available from the City Council Contingency Fund.

Will the Council so approve and authorize the Mayor to execute the same?

Item #13

RE: Request for Approval to Settle and Pay Claim of James M. McIntyre  
4702 Lower River Road, Lewiston, NY 14092

Date Claim Filed:	January 25, 2010
Date Action Commenced:	N/A
Date of Occurrence:	January 3, 2010
Location:	Wrought iron fence located at 729 Main Street
Nature of Claim:	Property damage sustained while plowing with City vehicle
City Driver:	Rick J. Williams
Status of Action:	Claim stage.
Recommendation/Reason:	Best interests of City to pay claim.
Amount to be Paid:	\$524.88
Make Check Payable to:	James M. McIntyre
Conditions:	General Release to City, approved by Corporation Counsel.

It is the recommendation of this Department that the above claim be paid under the terms set forth above. Will the Council so approve?

## Item #14

RE: Request for Approval to Settle and Pay Claim of Angeline Freeman  
1353 104<sup>th</sup> Street, Niagara Falls, New York

Date Claim Filed:	February 2, 2010
Date Action Commenced:	N/A
Date of Occurrence:	January 7, 2010
Location:	1353 104 <sup>th</sup> Street, Niagara Falls, New York
Nature of Claim:	Mailbox damage sustained in an accident with City vehicle.
City Driver:	Brian Ray
Status of Action:	Claim stage.
Recommendation/Reason:	Best interests of City to pay claim.
Amount to be Paid:	\$59.66
Make Check Payable to:	Angeline Freeman
Conditions:	General Release to City, approved by Corporation Counsel.

It is the recommendation of this Department that the above claim be paid under the terms set forth above. Will the Council so approve?

RESOLUTION No. 2010-

**RELATIVE TO CONGRATULATION  
ELIZABETH MANNARINO**

BY:

Council Chair Sam Fruscione  
Council Member Robert A. Anderson, Jr.  
Council Member Steve Fournier  
Council Member Kristen Grandinetti  
Council Member Charles Walker

**WHEREAS**, Elizabeth Mannarino was in the 12<sup>th</sup> Grade at Niagara Falls High School this year when her independent study art teacher, Mr. Lynch, asked her to paint a board for the Board of Education building; and

**WHEREAS**, she decided to incorporate the history of Niagara Falls on her board. She gathered information from around the city as well as the NFHS library which included maps and historic information. After the painting was complete, it was placed into the hallway of the school which received great support and compliments; and

**WHEREAS**, Ms. Mannarino gives thanks to those who inspired her which included every teacher, dean, principal and student that stopped by with their encouragement. She would like to give special thanks to her teacher, Mr. Lynch, who inspired her to do her best and never give up; and

**WHEREAS**, this fall, Ms. Mannarino will be studying Architecture at Carnegie Mellon University and plans to continue with her painting.

**NOW THEREFORE BE IT RESOLVED**, that the members of the Niagara Falls City Council congratulates Ms. Elizabeth Mannarino for her artistic work on the History of the City of Niagara Falls painting which is now displayed in the atrium of City Hall on Main Street in Niagara Falls, New York. We encourage all citizens to stop by and view this amazing piece of art.



Item #16

RELATIVE TO ACQUISITION OF PROPERTY RELATED TO THE  
NIAGARA FALLS INTERMODAL TRANSPORTATION CENTER  
PIN 5756.28

BY: Council Chairman Samuel Fruscione

WHEREAS, the City of Niagara Falls in conjunction with the New York State Department of Transportation, is currently progressing the project to build the Niagara Falls Intermodal Transportation Center (PIN 5756.28); and

WHEREAS, the New York State Department of Transportation requires the City to agree to accept ownership of any property acquired by the State or rights therein to all involved property in connection with the project; and

WHEREAS, these parcels are more particularly identified as Parcels 1 through 23 on Maps 1 through 6.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Niagara Falls, New York that the City of Niagara Falls hereby agrees to accept all acquired property from the State or its agencies and to keep the property for the length of time required; and

BE IT FURTHER RESOLVED, that the Mayor of the City of Niagara Falls is authorized to execute any agreements or documents necessary to effectuate the purposes of this resolution.

**Item #17**

**A local law for Flood Damage Prevention as authorized by the New York State Constitution,  
Article IX, Section 2, and Environmental Conservation Law, Article 36**

**SECTION 1.0**

**STATUTORY AUTHORIZATION AND PURPOSE**

**1.1 FINDINGS**

The City Council of the City of Niagara Falls finds that the potential and/or actual damages from flooding and erosion may be a problem to the residents of the City of Niagara Falls and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives hereinafter set forth, this local law is adopted.

**1.2 STATEMENT OF PURPOSE**

It is the purpose of this local law to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) control filling, grading, dredging and other development which may increase erosion or flood damages;
- (5) regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands, and;
- (6) qualify and maintain for participation in the National Flood Insurance Program.

**1.3 OBJECTIVES**

The objectives of this local law are:

- (1) to protect human life and health;
- (2) to minimize expenditure of public money for costly flood control projects;
- (3) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

- (4) to minimize prolonged business interruptions;
- (5) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, streets and bridges located in areas of special flood hazard;
- (6) to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) to provide that developers are notified that property is in an area of special flood hazard; and,
- (8) to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

## **SECTION 2.0**

### **DEFINITIONS**

Unless specifically defined below, words or phrases used in this local law shall be interpreted so as to give them the meaning they have in common usage and to give this local law its most reasonable application.

**"Appeal"** means a request for a review of the Local Administrator's interpretation of any provision of this Local Law or a request for a variance.

**"Area of shallow flooding"** means a designated AO, AH or VO Zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average annual depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**"Area of special flood hazard"** is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, A99, V, VO, VE, or V1-V30. It is also commonly referred to as the base floodplain or 100-year floodplain. For purposes of this Local Law, the term "special flood hazard area (SFHA)" is synonymous in meaning with the phrase "area of special flood hazard."

**"Base flood"** means the flood having a one percent chance of being equaled or exceeded in any given year.

**"Basement"** means that portion of a building having its floor subgrade (below ground level) on all sides.

**"Building"** see "Structure"

**"Cellar"** has the same meaning as "Basement".

**"Crawl Space"** means an enclosed area beneath the lowest elevated floor, eighteen inches or more in height, which is used to service the underside of the lowest elevated floor. The elevation of the floor of

this enclosed area, which may be of soil, gravel, concrete or other material, must be equal to or above the lowest adjacent exterior grade. The enclosed crawl space area shall be properly vented to allow for the equalization of hydrostatic forces which would be experienced during periods of flooding.

**"Critical facilities"** means:

(1) Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic and/or water-reactive materials;

(2)

Hospitals, nursing homes, and housing likely to contain occupants who may not be sufficiently mobile to avoid death or injury during a flood;

(3)

Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after a flood; and

(4)

Public and private utility facilities that are vital to maintaining or restoring normal services to flooded areas before, during, and after a flood.

**"Cumulative substantial improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure that equals or exceeds 50 percent of the market value of the structure at the time of the improvement or repair when counted cumulatively for 10 years.

**"Development"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment or materials.

**"Elevated building"** means a non-basement building (i) built, in the case of a building in Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-V30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls that meet the federal standards.

**"Federal Emergency Management Agency"** means the Federal agency that administers the National Flood Insurance Program.

**"Flood" or "Flooding"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(1) the overflow of inland or tidal waters;

(2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood" or "flooding" also means the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an ab-

normal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (1) above.

**"Flood Boundary and Floodway Map (FBFM)"** means an official map of the community published by the Federal Emergency Management Agency as part of a riverine community's Flood Insurance Study. The FBFM delineates a Regulatory Floodway along water courses studied in detail in the Flood Insurance Study.

**"Flood Elevation Study"** means an examination, evaluation and determination of the flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

**"Flood Hazard Boundary Map (FHBM)"** means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as Zone A but no flood elevations are provided.

**"Flood Insurance Rate Map (FIRM)"** means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**"Flood Insurance Study"** see "flood elevation study".

**"Floodplain"** or **"Flood-prone area"** means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

**"Floodproofing"** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**"Floodway"** - has the same meaning as "Regulatory Floodway".

**"Functionally dependent use"** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, and ship repair facilities. The term does not include long-term storage, manufacturing, sales, or service facilities.

**"Highest adjacent grade"** means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

**"Historic structure"** means any structure that is:

(1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(i) by an approved state program as determined by the Secretary of the Interior or

(ii) directly by the Secretary of the Interior in states without approved programs.

**"Local Administrator"** is the person appointed by the community to administer and implement this local law by granting or denying development permits in accordance with its provisions. This person is often the Building Inspector, Code Enforcement Officer, or employee of an engineering department.

**"Lowest floor"** means lowest floor of the lowest enclosed area (including basement or cellar). An un-finished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Local Law.

**"Manufactured home"** means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term does not include a "Recreational vehicle"

**"Manufactured home park or subdivision"** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**"Mean sea level"** means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum of 1988 (NAVD 88), or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**"Mobile home"** - has the same meaning as "Manufactured home".

**"New construction"** means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structure.

**"One hundred year flood"** or **"100-year flood"** has the same meaning as "Base Flood".

**"Principally above ground"** means that at least 51 percent of the actual cash value of the structure, excluding land value, is above ground.

**"Recreational vehicle"** means a vehicle which is:

(1) built on a single chassis;

(2) 400 square feet or less when measured at the largest horizontal projections;

(3) designed to be self-propelled or permanently towable by a light duty truck; and

(4) not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**"Regulatory Floodway"** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water sur-face elevation more than a designated height as determined by the Federal Emergency Management Agency in a Flood Insurance Study or by other agencies as provided in Section 4.4-2 of this Law.

**"Start of construction"** means the date of permit issuance for new construction and substantial im-provements to existing structures, provided that actual start of construction, repair, reconstruction, reha-bilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or con-struction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading, or fill-ing), or the installation of streets or walkways, or excavation for a basement, footings, piers or founda-tions, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**"Structure"** means a walled and roofed building, including a gas or liquid storage tank, that is princi-pally above ground, as well as a manufactured home.

**"Substantial damage"** means damage of any origin sustained by a structure whereby the cost of restor-ing the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sus-tained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

**"Substantial improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. Substantial improvement also means "cumulative sub-stantial improvement." The term includes structures which have incurred "substantial damage", regard-less of the actual repair work performed. The term does not, however, include either:

(1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code en-forcement official and which are the minimum necessary to assure safe living conditions; or

(2) any alteration of a "Historic structure", provided that the alteration will not preclude the structure's continued designation as a "Historic structure".

**"Variance"** means a grant of relief from the requirements of this local law which permits construction or use in a manner that would otherwise be prohibited by this local law.

**"Violation"** means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations.



**SECTION 3.0**  
**GENERAL PROVISIONS**

**3.1 LANDS TO WHICH THIS LOCAL LAW APPLIES**

This local law shall apply to all areas of special flood hazard within the jurisdiction of the City of Niagara Falls, Niagara County.

**3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard for the City of Niagara Falls, Community Number 360506, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

(1) Flood Insurance Rate Map Panel Number:

36063C0168E, 36063C0305E, 36063C0307E, 36063C0309E, 36063C0310E,  
36063C0326E, 36063C0327E, 36063C0328E, 36063C0329E

whose effective date is September 17, 2010, and any subsequent revisions to these map panels that do not affect areas under our community's jurisdiction.

(2) A scientific and engineering report entitled "Flood Insurance Study, Niagara County, New York, All Jurisdictions" dated September 17, 2010.

The above documents are hereby adopted and declared to be a part of this Local Law.

The Flood Insurance Study and/or maps are on file at:

The office of the Niagara Falls City Clerk, City Hall Room 114, 745 Main Street, Niagara Falls, New York 14301.

**3.3 INTERPRETATION AND CONFLICT WITH OTHER LAWS**

This Local Law includes all revisions to the National Flood Insurance Program through October 27, 1997 and shall supersede all previous laws adopted for the purpose of flood damage prevention.

In their interpretation and application, the provisions of this local law shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and welfare. Whenever the requirements of this local law are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

**3.4 SEVERABILITY**

The invalidity of any section or provision of this local law shall not invalidate any other section or provision thereof.

**3.5 PENALTIES FOR NON-COMPLIANCE**

No structure in an area of special flood hazard shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of this local law and any other applicable regulations. Any infraction of the provisions of this local law by failure to comply with any of its requirements, including infractions of conditions and safeguards established in connection with conditions of the permit, shall constitute a violation. Any person who violates this local law or fails to comply with any of its requirements shall, upon conviction thereof, be fined no more than \$250 or imprisoned for not more than 15 days or both. Each day of noncompliance shall be considered a separate offense. Nothing herein contained shall prevent the City of Niagara Falls from taking such other lawful action as necessary to prevent or remedy an infraction. Any structure found not compliant with the requirements of this local law for which the developer and/or owner has not applied for and received an approved variance under Section 6.0 will be declared non-compliant and notification sent to the Federal Emergency Management Agency.

### **3.6 WARNING AND DISCLAIMER OF LIABILITY**

The degree of flood protection required by this local law is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This local law does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This local law shall not create liability on the part of the City of Niagara Falls, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this local law or any administrative decision lawfully made there under.

## **SECTION 4.0 ADMINISTRATION**

### **4.1 DESIGNATION OF THE LOCAL ADMINISTRATOR**

The Department of Planning, Economic Development and Environmental Services is hereby appointed Local Administrator to administer and implement this local law by granting or denying floodplain development permits in accordance with its provisions.

### **4.2 THE FLOODPLAIN DEVELOPMENT PERMIT**

#### **4.2-1 PURPOSE**

A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community for the purpose of protecting its citizens from increased flood hazards and insuring that new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in Section 3.2, without a valid floodplain development permit. Application for a permit shall be made on forms furnished by the Local Administrator and may include, but not be limited to: plans, in duplicate, drawn to scale and showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

#### **4.2-2 FEES**

All applications for a floodplain development permit shall be accompanied by an application fee in an amount as set from time to time by resolution of the City Council. In addition, the applicant shall be responsible for reimbursing the City of Niagara Falls for any additional costs necessary for review, inspection and approval of this project. The Local Administrator may require a deposit of no more than \$500.00 to cover these additional costs.

#### **4.3 APPLICATION FOR A PERMIT**

The applicant shall provide the following information as appropriate. Additional information may be required on the permit application form.

(1) The proposed elevation, in relation to mean sea level, of the lowest floor (including base-ment or cellar) of any new or substantially improved structure to be located in Zones A1-A30, AE or AH, or Zone A if base flood elevation data are available. Upon completion of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.

(2) The proposed elevation, in relation to mean sea level, to which any new or substantially im-proved non-residential structure will be floodproofed. Upon completion of the floodproofed portion of the structure, the permittee shall submit to the Local Administrator the as-built floodproofed elevation, certified by a professional engineer or surveyor.

(3) A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in Section 5.2-3, UTILITIES.

(4) A certificate from a licensed professional engineer or architect that any non-residential floodproofed structure will meet the floodproofing criteria in Section 5.4, NON-RESIDEN-TIAL STRUCTURES.

(5) A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be sub-mitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, compu-tations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in Section 3.2, when notified by the Local Administra-tor, and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.

(6) A technical analysis, by a licensed professional engineer, if required by the Local Adminis-trator, which shows whether proposed development to be located in an area of special flood hazard may result in physical damage to any other property.

(7) In Zone A, when no base flood elevation data are available from other sources, base flood elevation data shall be provided by the permit applicant for subdivision proposals and other

proposed developments (including proposals for manufactured home and recreational vehicle parks and subdivisions) that are greater than either 50 lots or 5 acres.

#### **4.4 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR**

Duties of the Local Administrator shall include, but not be limited to the following.

##### **4.4-1 PERMIT APPLICATION REVIEW**

The Local Administrator shall conduct the following permit application review before issuing a floodplain development permit:

(1) Review all applications for completeness, particularly with the requirements of sub-section 4.3, APPLICATION FOR A PERMIT, and for compliance with the provisions and standards of this law.

(2) Review subdivision and other proposed new development, including manufactured home parks to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in an area of special flood hazard, all new construction and substantial improvements shall meet the applicable standards of Section 5.0, CONSTRUCTION STANDARDS and, in particular, sub-section 5.1-1 SUBDIVISION PROPOSALS.

(3) Determine whether any proposed development in an area of special flood hazard may result in physical damage to any other property (e.g., stream bank erosion and increased flood velocities). The Local Administrator may require the applicant to submit additional technical analyses and data necessary to complete the determination.

If the proposed development may result in physical damage to any other property or fails to meet the requirements of Section 5.0, CONSTRUCTION STANDARDS, no permit shall be issued. The applicant may revise the application to include measures that mitigate or eliminate the adverse effects and re-submit the application.

(4) Determine that all necessary permits have been received from those governmental agencies from which approval is required by State or Federal law.

##### **4.4-2 USE OF OTHER FLOOD DATA**

(1) When the Federal Emergency Management Agency has designated areas of special flood hazard on the community's Flood Insurance Rate map (FIRM) but has neither produced water surface elevation data (these areas are designated Zone A or V on the FIRM) nor identified a floodway, the Local Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to paragraph 4.3(7), as criteria for requiring that new construction, substantial improvements or other proposed development meet the requirements of this law.

(2) When base flood elevation data are not available, the Local Administrator may use flood information from any other authoritative source, such as historical data, to estab-

lish flood elevations within the areas of special flood hazard, for the purposes of this law.

#### **4.4-3 ALTERATION OF WATERCOURSES**

(1) Notification to adjacent communities and the New York State Department of Environmental Conservation prior to permitting any alteration or relocation of a watercourse, and submittal of evidence of such notification to the Regional Administrator, Region II, Federal Emergency Management Agency.

(2) Determine that the permit holder has provided for maintenance within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

#### **4.4-4 CONSTRUCTION STAGE**

(1) In Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, upon placement of the lowest floor or completion of floodproofing of a new or substantially improved structure, obtain from the permit holder a certification of the as-built elevation of the lowest floor or floodproofed elevation, in relation to mean sea level. The certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. For manufactured homes, the permit holder shall submit the certificate of elevation upon placement of the structure on the site. A certificate of elevation must also be submitted for a recreational vehicle if it remains on a site for 180 consecutive days or longer (unless it is fully licensed and ready for highway use).

(2) Any further work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. The Local Administrator shall review all data submitted. Deficiencies detected shall be cause to issue a stop work order for the project unless immediately corrected.

#### **4.4-5 INSPECTIONS**

The Local Administrator and/or the developer's engineer or architect shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions and enable said inspector to certify, if requested, that the development is in compliance with the requirements of the floodplain development permit and/or any variance provisions.

#### **4.4-6 STOP WORK ORDERS**

(1) The Local Administrator shall issue, or cause to be issued, a stop work order for any flood-plain development found ongoing without a development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 3.5 of this local law.

(2) The Local Administrator shall issue, or cause to be issued, a stop work order for any flood-plain development found non-compliant with the provisions of this law and/or the conditions

of the development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 3.5 of this local law.

#### **4.4-7 CERTIFICATE OF COMPLIANCE**

(1) In areas of special flood hazard, as determined by documents enumerated in Section 3.2, it shall be unlawful to occupy or to permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of compliance has been issued by the Local Administrator stating that the building or land conforms to the requirements of this local law.

(2) A certificate of compliance shall be issued by the Local Administrator upon satisfactory completion of all development in areas of special flood hazard.

(3) Issuance of the certificate shall be based upon the inspections conducted as prescribed in Section 4.4-5, INSPECTIONS, and/or any certified elevations, hydraulic data, floodproofing, anchoring requirements or encroachment analyses which may have been required as a condition of the approved permit.

#### **4.4-8 INFORMATION TO BE RETAINED**

The Local Administrator shall retain and make available for inspection, copies of the following:

(1) Floodplain development permits and certificates of compliance;

(2) Certifications of as-built lowest floor elevations of structures, required pursuant to sub-sections 4.4-4(1) and 4.4-4(2), and whether or not the structures contain a basement;

(3)

Floodproofing certificates required pursuant to sub-section 4.4-4(1), and whether or not the structures contain a basement;

(4) Variances issued pursuant to Section 6.0, VARIANCE PROCEDURES; and,

(5) Notices required under sub-section 4.4-3, ALTERATION OF WATERCOURSES.

**SECTION 5.0**  
**CONSTRUCTION STANDARDS**

**5.1 GENERAL STANDARDS**

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 3.2.

**5.1-1 SUBDIVISION PROPOSALS**

The following standards apply to all new subdivision proposals and other proposed development in areas of special flood hazard (including proposals for manufactured home and recreational vehicle parks and subdivisions):

- (1) Proposals shall be consistent with the need to minimize flood damage;
- (2) Public utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed so as to minimize flood damage; and,
- (3) Adequate drainage shall be provided to reduce exposure to flood damage.

**5.1-2 ENCROACHMENTS**

(1) Within Zones A1-A30 and AE, on streams without a regulatory floodway, no new construction, substantial improvements or other development (including fill) shall be permitted unless:

(i) the applicant demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any location, or,

(ii) the City of Niagara Falls agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the City of Niagara Falls for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the City of Niagara Falls for all costs related to the final map revision.

(2) On streams with a regulatory floodway, as shown on the Flood Boundary and Floodway Map or the Flood Insurance Rate Map adopted in Section 3.2, no new construction, substantial improvements or other development in the floodway (including fill) shall be permitted unless:

(i) a technical evaluation by a licensed professional engineer shows that such an encroachment shall not result in any increase in flood levels during occurrence of the base flood, or,

(ii) the City of Niagara Falls agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM and floodway revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the City of Niagara Falls for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the City of Niagara Falls for all costs related to the final map revisions.

(3) Whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating excavation.

## **5.2 STANDARDS FOR ALL STRUCTURES**

### **5.2-1 ANCHORING**

New structures and substantial improvement to structures in areas of special flood hazard shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

### **5.2-2 CONSTRUCTION MATERIALS AND METHODS**

(1) New construction and substantial improvements to structures shall be constructed with materials and utility equipment resistant to flood damage.

(2) New construction and substantial improvements to structures shall be constructed using methods and practices that minimize flood damage.

(3) For enclosed areas below the lowest floor of a structure within Zones A1-A30, AE or AH, and also Zone A if base flood elevation data are available, new and substantially improved structures shall have fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria:

(i) a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

(ii) the bottom of all such openings no higher than one foot above the lowest adjacent finished grade.



Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters. Enclosed areas sub-grade on all sides are considered basements and are not permitted.

### **5.2-3 UTILITIES**

(1) New and replacement electrical equipment, heating, ventilating, air conditioning, plumbing connections, and other service equipment shall be located at least two feet above the base flood elevation or be designed to prevent water from entering and accumulating within the components during a flood and to resist hydrostatic and hydrodynamic loads and stresses. Electrical wiring and outlets, switches, junction boxes and panels shall also be elevated or designed to prevent water from entering and accumulating within the components unless they conform to the appropriate provisions of the electrical part of the Building Code of New York State or the Residential Code of New York State for location of such items in wet locations;

(2) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall; and,

(4) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

### **5.3 RESIDENTIAL STRUCTURES**

#### **5.3-1 ELEVATION**

The following standards apply to new and substantially improved residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 5.1-1, SUBDIVISION PROPOSALS, and 5.1-2, ENCROACHMENTS, and Section 5.2, STANDARDS FOR ALL STRUCTURES.

(1) Within Zones A1-A30, AE and AH and also Zone A if base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above two feet above the base flood elevation.

(2) Within Zone A, when no base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated at least three feet above the highest adjacent grade.

(3) Within Zone AO, new construction and substantial improvements shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as two feet above the depth number specified in feet on the community's Flood

Insurance Rate Map enumerated in Section 3.2 (at least two feet if no depth number is specified).

(4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

#### **5.4 NON-RESIDENTIAL STRUCTURES**

The following standards apply to new and substantially improved commercial, industrial and other non-residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 5.1-1, SUBDIVISION PROPOSALS, and 5.1-2, ENCROACHMENTS, and Section 5.2, STANDARDS FOR ALL STRUCTURES.

(1) Within Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, new construction and substantial improvements of any non-residential structure shall either:

(i) have the lowest floor, including basement or cellar, elevated to or above two feet above the base flood elevation; or

(ii) be floodproofed so that the structure is watertight below two feet above the base flood elevation, including attendant utility and sanitary facilities, with walls substantially impermeable to the passage of water. All structural components located below the base flood level must be capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

(2) Within Zone AO, new construction and substantial improvements of non-residential structures shall:

(i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as two feet above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or

(ii) together with attendant utility and sanitary facilities, be completely floodproofed to that level to meet the floodproofing standard specified in sub-section 5.4(1)(ii)

(3) If the structure is to be floodproofed, a licensed professional engineer or architect shall develop and/or review structural design, specifications, and plans for construction. A Flood-proofing Certificate or other certification shall be provided to the Local Administrator that certifies the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Section 5.4(1)(ii), including the specific elevation (in relation to mean sea level) to which the structure is to be floodproofed.

(4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

(5)

Within Zone A, when no base flood elevation data are available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade.

#### **5.5 MANUFACTURED HOMES AND RECREATIONAL VEHICLES**

The following standards in addition to the standards in Section 5.1, GENERAL STANDARDS, and Section 5.2, STANDARDS FOR ALL STRUCTURES apply, as indicated, in areas of special flood hazard to manufactured homes and to recreational vehicles which are located in areas of special flood hazard.

(1) Recreational vehicles placed on sites within Zones A1-A30, AE and AH shall either:

- (i) be on site fewer than 180 consecutive days,
- (ii) be fully licensed and ready for highway use, or
- (iii) meet the requirements for manufactured homes in paragraphs 5.5(2), (3) and (4).

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is at-tached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

(2) A manufactured home that is placed or substantially improved in Zones A1-A30, AE and AH shall be elevated on a permanent foundation such that the lowest floor is elevated to or above two feet above the base flood elevation and is securely anchored to an adequately an-chored foundation system to resist flotation, collapse and lateral movement.

(3) Within Zone A, when no base flood elevation data are available, new and substantially im-proved manufactured homes shall be elevated such that the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and are securely anchored to an ade-quately anchored foundation system to resist flotation, collapse or lateral movement.

(4) Within Zone AO, the floor shall be elevated above the highest adjacent grade at least as high as the depth number specified on the Flood Insurance Rate Map enumerated in Section 3.2 (at least two feet if no depth number is specified).

## **5.6**

### **CRITICAL FACILITIES**

In order to prevent potential flood damage to certain facilities that would result in serious danger to life and health, or widespread social or economic dislocation, no new critical facility shall be located within any Area of Special Flood Hazard, or within any 500-year flood zone shown as a B zone or a Shaded X zone on the Community's Flood Insurance Rate Maps.

## **SECTION 6.0**

### **VARIANCE PROCEDURE**

#### **6.1 APPEALS BOARD**

(1) The Board of Appeals as established by the Charter of the City of Niagara Falls shall hear and decide appeals and requests for variances from the requirements of this local law.

(2) The Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Local Administrator in the enforce-ment or administration of this local law.

(3) Those aggrieved by the decision of the Board of Appeals may appeal such decision to the Supreme Court pursuant to Article 78 of the Civil Practice Law and Rules.

(4) In passing upon such applications, the Board of Appeals, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this local law and:

- (i) the danger that materials may be swept onto other lands to the injury of others;
- (ii) the danger to life and property due to flooding or erosion damage;
- (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (iv) the importance of the services provided by the proposed facility to the community;
- (v) the necessity to the facility of a waterfront location, where applicable;
- (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (vii) the compatibility of the proposed use with existing and anticipated development;
- (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
- (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
- (x) the costs to local governments and the dangers associated with conducting search and rescue operations during periods of flooding;
- (xi) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
- (xii) the costs of providing governmental services during and after flood conditions, including search and rescue operations, maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems and streets and bridges.

(5) Upon consideration of the factors of Section 6.1(4) and the purposes of this local law, the Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this local law.

(6) The Local Administrator shall maintain the records of all appeal actions including technical information and report any variances to the Federal Emergency Management Agency upon request.

## **6.2 CONDITIONS FOR VARIANCES**

(1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xii) in Section 6.1(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(2) Variances may be issued for the repair or rehabilitation of historic structures upon determination that:

(i) the proposed repair or rehabilitation will not preclude the structure's continued designation as a "Historic structure"; and

(ii) the variance is the minimum necessary to preserve the historic character and design of the structure.

(3) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:

(i) the criteria of subparagraphs 1, 4, 5, and 6 of this Section are met; and

(ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threat to public safety.

(4) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(5) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(6) Variances shall only be issued upon receiving written justification of:

(i) a showing of good and sufficient cause;

(ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and

(iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

(7) Any applicant to whom a variance is granted for a building with the lowest floor below the base flood elevation shall be given written notice over the signature of a community official that:

(i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and

(ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions as required in Section 4.4-8 of this Local Law.

Be it enacted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the  
\_\_\_\_\_  
\_\_\_\_\_ of the \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ County, New York,  
to be effective \_\_\_\_\_.

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\_\_\_\_\_

SEAL

\_\_\_\_\_  
23 ATTEST \_\_\_\_\_ CLERK



**Attachment A**  
**MODEL FLOODPLAIN DEVELOPMENT**  
**APPLICATION FORM**



APPLICATION # \_\_\_\_\_ PAGE 2 of 4

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY STRUCTURE TYPE

- G New Structure G Residential (1-4 Family)
- G Addition G Residential (More than 4 Family)
- G Alteration G Non-residential (Floodproofing? G Yes)
- G Relocation G Combined Use (Residential & Commercial)
- G Demolition G Manufactured (Mobile) Home
- G Replacement (In Manufactured Home Park? G Yes G No)

ESTIMATED COST OF PROJECT \$ \_\_\_\_\_

B. OTHER DEVELOPMENT ACTIVITIES:

- G Fill G Mining G Drilling G Grading
- G Excavation (Except for Structural Development Checked Above)
- G Watercourse Alteration (Including Dredging and Channel Modifications)
- G Drainage Improvements (Including Culvert Work), Stormwater Control Structures or Ponds
- G Road, Street or Bridge Construction
- G Subdivision (New or Expansion)
- G Individual Water or Sewer System
- G Other (Please

Specify) \_\_\_\_\_

After completing SECTION 2, APPLICANT should submit form to Local Administrator for review.

**SECTION 3: FLOODPLAIN DETERMINATION (To be completed by LOCAL ADMINISTRATOR)**

The proposed development is located on FIRM Panel No. , Dated .

The Proposed Development:

G The proposed development is reasonably safe from flooding. Entire property is in Zone B, C or X.

G The proposed development is in adjacent to a flood prone area.

100-Year flood elevation at the site is:

\_\_\_\_\_ Ft. G NGVD 1929/ G NAVD 1988 (MSL)

G Unavailable

G See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED DATE

**SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by LOCAL ADMINISTRATOR)**

The applicant must submit the documents checked below before the application can be processed:

G A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and pro-proposed development.

G Development plans and specifications, drawn to scale, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.

Other \_\_\_\_\_

G Elevation Certificate

G Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).

G Plans showing the watercourse location, proposed relocations, Floodway location.

G Topographic information showing existing and proposed grades, location of all proposed fill.

G Top of new fill elevation \_\_\_\_\_ Ft. G NGVD 1929/ G NAVD 1988 (MSL)

G PE Certification of Soil Compaction

G Floodproofing protection level (non-residential only) G NGVD 1929/ G NAVD 1988 (MSL)

For floodproofed structures, applicant must attach certification from registered engineer or architect.

G Other: \_\_\_\_\_

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**SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)**

I have determined that the proposed activity: A. G Is

B. G Is not

in conformance with provisions of Local Law # \_\_\_\_\_, (yr) \_\_\_\_\_. This permit is hereby issued subject to the conditions attached to and made part of this permit.

SIGNED \_\_\_\_\_, DATE \_\_\_\_\_

If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated fee.

If BOX B is checked, the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of Appeals.

Expiration Date: \_\_\_\_\_

APPLICATION # \_\_\_\_\_ Page 4 of 4

APPEALS: Appealed to Board of Appeals? G Yes G No

Hearing date: \_\_\_\_\_

Appeals Board Decision --- Approved? G Yes G No

Conditions:

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**SECTION 6: AS-BUILT ELEVATIONS** (To be submitted by **APPLICANT** before Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas, bottom of lowest structural member of the lowest floor, excluding piling and columns) is: FT. G NGVD 1929/  
G NAVD 1988 (MSL).

**Attach Elevation Certificate FEMA Form 81-31**

2. Actual (As-Built) Elevation of floodproofing protection is FT. G NGVD 1929/ G NAVD 1988 (MSL).

**Attach Floodproofing Certificate FEMA Form 81-65**

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

**SECTION 7: COMPLIANCE ACTION** (To be completed by **LOCAL ADMINISTRATOR**)

The **LOCAL ADMINISTRATOR** will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS: DATE \_\_\_\_\_ BY \_\_\_\_\_ DEFICIENCIES? G YES G NO

DATE \_\_\_\_\_ BY \_\_\_\_\_ DEFICIENCIES? G YES G NO

DATE \_\_\_\_\_ BY \_\_\_\_\_ DEFICIENCIES? G YES G NO

**SECTION 8: CERTIFICATE OF COMPLIANCE** (To be completed by **LOCAL ADMINISTRATOR**)

Certificate of Compliance issued: DATE: \_\_\_\_\_

BY: \_\_\_\_\_

Attachment B

**SAMPLE**

**CERTIFICATE OF COMPLIANCE**

for Development in a Special Flood Hazard Area

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**CERTIFICATE OF COMPLIANCE  
FOR DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA**

(Owner Must Retain This Certificate)

Premises located at: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owner: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Permit No. \_\_\_\_\_ Permit Date: \_\_\_\_\_

Check One:

New Building

Existing Building

Fill

Other:

The Local Floodplain Administrator is to complete a. or b. below:

a. Compliance is hereby certified with the requirements of Local Law No. , (yr) .

Signed: Dated:

b. Compliance is hereby certified with the requirements of Local Law No. , (yr) , as  
modi-fied by variance no. , dated .

Signed: Dated: \_\_\_\_\_