



# City of Niagara Falls, New York

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

May 5, 2021

## NIAGARA FALLS PLANNING BOARD

**RECOMMENDATION TO CITY COUNCIL**  
Encroachment onto City Right of Way

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

**NAME OF OWNER:** City of Niagara Falls

**ADDRESS OF ACTION:** 200 Rainbow Boulevard

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

This Recommendation is hereby **APPROVED**

DATE: May 5, 2021

Tony M. Palmer, Chairman  
Niagara Falls Planning Board

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# City of Niagara Falls

## New York

April 17, 2021

TO: Eric Cooper  
Director of Planning

FROM: Christopher M. Mazur   
Corporation Counsel

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

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

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

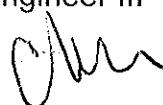
If you have any questions or require any further information, please contact me.

Thank you for your courtesy and cooperation in this matter.

CMM/lr  
Attachments

**City of Niagara Falls, NY**  
**Office of the Corporation Counsel**

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

FROM: Christopher M. Mazur   
Corporation Counsel

DATE: August 24, 2020

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

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

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

Thank you for your courtesy and anticipated cooperation.

Encs.



August 19th, 2020

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

RE: 200 Rainbow Blvd Site Plan Encroachment Letter of Intent

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

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

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

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

Sincerely,

**Matthew Green**  
Vice President of Development  
Rupal Hospitality



3284 WALDEN AVENUE  
DEPew, NEW YORK 14243  
PHONE: (716) 651-0301  
FAX: (716) 651-0302

19-101

CADENCE HOTEL

Niagara Falls, NY 14303

C1

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11 HEDDLE (WIDE)

### c1.2 | Enlarged Plan @ Covered Drop Off Area

*SECOND (66°)<sub>WIDE</sub>) S T.  
(Formerly Union St.)*

## c1.1 Site Plan

c1.1 Site Plan

Name	Description	Date	Ver.
REVIEWED: Site Plan		3-10-20	AB
DATE:	5-1-2019		
DRAWN BY:	A. Bruce	CHECKED BY:	M. Dean
RECALL:			



200 Rainbow Encroachment Request

Green, Matt

to:

Christopher.Mazur@niagarafallsny.gov

08/19/2020 02:02 PM

Cc:

"Allen.Booker@niagarafallsny.gov", "desantis@nfez.org",

"James.Bragg@niagarafallsny.gov", "Patel, Nirel"

Hide Details

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

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

Cc: "Allen.Booker@niagarafallsny.gov" <Allen.Booker@niagarafallsny.gov>,

"desantis@nfez.org" <desantis@nfez.org>, "James.Bragg@niagarafallsny.gov"

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

2 Attachments



200 RAINBOW SITE PLAN - CADENCE HOTEL.pdf



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

Good Afternoon,

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

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

Thank you,

Matt Green

**VICE PRESIDENT OF DEVELOPMENT**

RUPAL HOSPITALITY

M 716.280.9769

