

Parkway (cont.)

Phase III Alternatives Retained

Alternative 3:
Reuse of the Parkway Lanes

Alternative 4:
Meandering Park Road/Partial Removal

Alternative 6:
Full Removal of Parkway

Images courtesy of the New York State Office of Parks, Recreation and Historic Preservation.

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middle section (at NYPA) where the traffic would go over to 104.”

•Alternative 6 – A full removal of the parkway from Findlay Drive to Center Street, with no improvements to the exiting neighboring roadway as was done with Whirlpool Street.

“It would totally remove vehicular traffic from the edge of the gorge,” Hubert said.

Discussing the potential parkway alignments to neighboring streets under alternatives 3 and 4, Hubert said one scenario “would be a two-lane road; the waterside would be a continuous pathway network. It could include connections (vehicular, bike or both) to the neighborhoods.

“(That’s) to be determined; don’t take any of that as gospel right now.”

Hubert said modifications to Devil’s Hole, as well as changes to the parkway from NYPA to Center Street, are under consideration.

“It (would be) a continuous two-lane road,” he said. “It would use the middle section of the power plant as a three-level bridge (with the middle section for vehicular traffic with interchange improvements to Upper Mountain Road.”

Hubert said a new overlook constructed in the Fort Grey Drive neighborhood and one being built into Artpark State Park will allow for greater access to the river areas, as well as to the concert venues at latter. “It’s something that Parks already has in the works now.”

As far as an anticipated project schedule, Colliers representative Kimberly Baptiste said the public workshops and discussions on the design alternatives now underway would continue to August. Design reports and environmental assessments would follow, and be finalized by August 2025, followed by final design work on actual construction. She said this would take 12-18 months, and an actual time frame still to be determined.

The project’s construction would take up to 24 months, with a



startup envisioned in 2028.

“No decisions have been made,” she said. “We are building upon the alternatives started as part of the 2013 process (phase II). But those are open for refinement, for tweaking, based largely on the feedback and technical analysis.”

Baptiste said the parkway project has yet to receive any state funding beyond the initial Greenway money for design work, and that the related NYPA improvements are being managed by the Power Authority. In the meantime, the public scoping process continues, with future information sessions to be scheduled.

For more information on the Niagara Scenic Parkway project, visit <https://www.niagaraparkwayremoval.com/>.

Agencies involved with the parkway concepts

- New York State Office of Parks, Recreation and Historic Preservation
- USA Niagara Development Corp. / Empire State Development (ESD)
- New York Power Authority (NYPA)
- New York State Department of Transportation (NYSDOT)
- Federal Highway Administration (FHWA)
- Town of Lewiston
- Village of Lewiston
- City of Niagara Falls

Village of Lewiston sets public hearing on prohibiting new self-storage facilities

BY JOSHUA MALONI
GM/Managing Editor

Village of Lewiston trustees on Monday voted to schedule a public hearing on the merits of banning new self-storage facilities within the municipality.

Residents can voice their opinions at 6 p.m. Monday, March 4, inside the Morgan Lewis Village Boardroom at the Red Brick Municipal Building, 145 N. Fourth St.

“We just found a need to include this in the laws that we have already on the books,” Mayor Anne Welch said.

Village counsel Joseph Leone Jr. said, “This is a separate local law that says the reasons why, and it specifically deals with the definition of self-storage facility – the basis of which comes from New York state lien law that I enhanced a little bit to make it clear.”

The proposed local law, No. 1-2024, which would prohibit self-storage facilities, was explained this way on the agenda:

- The purpose of this Local Law is to amend Appendix B – Zoning of the Village of Lewiston Code of Ordinances with regard to self-storage facilities. In doing so, the Mayor and Village Board of Trustees recognize the difficulty in balancing the importance of promoting new businesses within the community, and yet recognize the geographical limitations of the Village of Lewiston, being one (1) square mile, and the lack of an industrial zone which could potentially be suitable for self storage facilities. This Local Law is not intended to ban any prior nonconforming use.
- Appendix B – Zoning of the Village of Lewiston Code of Ordinances and in particular, Section 7 – Definitions thereof is hereby amended to enact the following:
- SELF STORAGE FACILITY: Any real property or a portion thereof that is designed and used for the purpose of renting, leasing, or occupying storage space by occupants who are to have access thereto for the purpose of storing and removing personal property. A self storage facility does not include a garage or other storage area in a private residence or other specifically permitted or accessory use.
- A self storage facility is specifically deemed to be not similar in nature and scale to permitted uses in B Districts and R-B Districts. A self storage facility is specifically deemed to be not similar in nature to permitted uses and not consistent with the adopted Village of Lewiston Local Waterfront Revitalization Program in W-D Districts, and not similar in nature to permitted uses and not consistent with the promotion of pedestrian traffic and enhancement of the aesthetic quality in R-B-2 Districts.
- A self storage facility is disqualified from the ability to obtain a Special Use Permit in any

district within the Village of Lewiston, New York.

•••••
If the law is adopted, new self-storage facilities, as described above, would not be permitted anywhere in the village.

Following the municipal meeting, Trustee Nick Conde said self-storage “was already prohibited, but we wanted to strengthen the wording on it.”

Welch said, “There are certain areas that somebody could go in and build these storage facilities in residential sections.

“Nick came up and he thought we should strengthen the code to make sure that that can’t happen.”

Conde said, “Where the (current) zoning fell, there’s a lot of properties that fall right on Center Street” that could potentially be used for self-storage. “I don’t think this board wanted to see storage units on Center Street. ... (It) wouldn’t look too good. It wouldn’t fit with the village.”

Leone noted a series of steps have to be implemented before the Village Board can change the law.

The proposal will first go to the village’s Planning Commission and then to the Niagara County Planning Board for consideration. This is necessary “because SEE VILLAGE, continued on Page 6

Fashion Outlets, Town of Niagara give back

Continued from Page 1

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- √ Niagara Arts and Cultural Center
- √ Niagara County Meals on Wheels
- √ Niagara Falls Boys & Girls Club

- √ Niagara Hospice
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