



43.081409,-79.029438

— NEIGHBOR SCREEN

NIAGARA FALLS, NY

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 43.081409,-79.029438

PIN Not provided

Request Date 2025-11-07

IMPORTANT

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
159.16-1-1.1, 159.15-1-6, 159.11-1-16, 159.12-1-8, 159.12-1-7, 159.12-1-10, 159.11-1-17, 159.12-1-2.2	✓	Olin Corporation	Individual	See ORG table.	unknown	Unknown	See ORG table.	M
160.15-1-72		Nys Dept Of Transportation	Individual	See ORG table.	unknown	Unknown	See ORG table.	M
159.15-1-15.12		Washington Mills Holding	Individual	See ORG table.	unknown	Unknown	See ORG table.	M
159.50-2-36.11, 159.50-2-36.12		Niagara Falls Urban Renewal	Individual	See ORG table.	unknown	Unknown	See ORG table.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
159.50-2-54, 159.50-2-69, 159.50-2-21		James Szwedo	Individual	James Szwedo is a well-known Niagara Falls community activist and businessman who has led the Niagara Street Neighborhood Revitalization Organization for over 20 years 1 2 . He has publicly opposed the city's attempt to use eminent domain for a new events center, instead advocating for a privately funded \$1.5 billion high-tech data center project on the same land 3 . He has described himself as a "lifelong resident of Niagara Falls" who has seen the city "squander and toss aside every significant chance it had for development and change" 4 .	support	Medium	local_control, tax_revenue_benefit.	M
							Engage through his neighborhood revitalization group, emphasizing community input and the project's tax benefits.	
159.50-2-53		Charles Rolfe	Individual	Charles Rolfe is listed as the owner of a residential parcel (SBL 159.50-2-53) in Niagara Falls [Niagara County PROS — gov, retrieved 2025-11-07; "provides the capability to search property information for any parcel in Niagara County"] 1 . No public comments by Rolfe on development were found in city records or local news [Niagara Falls Clerk archives — gov, retrieved 2025-11-07; "No 'find' results for pattern: 'rolfe'" 1].	unknown	Low	Have a local community liaison reach out respectfully to share project information, as he has no known stance.	M
159.50-2-52, 159.50-2-51		Tracy Y. Garrison	Individual	Tracy Y. Garrison appears as the owner of two adjacent parcels in Niagara Falls, as the county's assessment database allows searching all properties by an owner's name [Niagara County PROS — gov, retrieved 2025-11-07; "search for all properties where the owner or a prior owner name matches"] 1 . No record of Garrison voicing any position on development was found in available public sources [Niagara Falls Clerk archives — gov, retrieved 2025-11-07; "No 'find' results for pattern: 'garrison'" 1].	unknown	Low	Engage her through a friendly, personal outreach (e.g., door-to-door visit) focusing on listening to any concerns she may have.	M
159.50-2-50		Teresa Macri	Individual	Teresa Macri's property at 461 22nd Street was sold in October 2025 for approximately \$55,000 [Trulia — other, retrieved 2025-11-07; "SOLD OCT 9, 2025 \u00a0\u2013 \u00a0\u2013 \$55,000"] 1 . Aside from that real estate transaction, Macri has no documented public involvement or statements regarding local development [Niagara Falls Clerk archives — gov, retrieved 2025-11-07; "No 'find' results for pattern: 'macri'" 1].	unknown	Low	If she remains in the community, approach via a courteous personal contact (possibly through a mutual local acquaintance), since she has no stated stance or public role.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
159.15-1-9.111		Washington Mills Electro	Organization	Washington Mills Electro is a manufacturing company (specializing in abrasive and fused mineral products) operating a large industrial plant at 1801 Buffalo Avenue in Niagara Falls [MapQuest — other, retrieved 2025-11-07; "Washington Mills, 1801 Buffalo Ave, Niagara Falls, NY 14303"].	unknown	High	Engagement should occur through official channels with corporate leadership, emphasizing transparency, local economic benefits, and addressing any operational concerns.	M
159.50-2-46		Henry F. Brinson	Individual	Henry F. Brinson is listed as owning parcel 159.50-2-46 in Niagara Falls, according to county property records [Niagara County PROS — gov, retrieved 2025-11-07; "search property information for any parcel in Niagara County"]. There are no indications in public records or media that Brinson has taken any stance or active role regarding local development issues [Niagara Falls Clerk archives — gov, retrieved 2025-11-07; "No 'find' results for pattern: 'brinson'"].	unknown	Low	A straightforward, neighborly outreach (e.g., a personal visit with project information) is recommended, as he has no known involvement or strong stance.	M
159.50-2-35		Kacper Jarecki	Individual	Kacper Jarecki is the Community Library Manager of the Cambria Heights Library in Queens, NYC, and a union delegate since 2016 (5); he has no documented involvement or stance in Niagara Falls community affairs (6).	unknown	Low	property_value. Have a senior project representative contact this out-of-town owner (phone or email) and emphasize how the development could enhance neighborhood property values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
159.50-2-56, 159.50-2-65, 159.50-2-66, 159.50-2-67, 159.50-2-68		Gautam Sanjay Sharma	Individual	Gautam Sanjay Sharma holds multiple adjacent parcels in Niagara Falls, indicating a real-estate investment interest (7). He maintains a very low public profile, with no mentions in local news or civic records related to development (8).	unknown	Low	property_value. Project leaders should reach out to Mr. Sharma to discuss mutual benefits; highlight how the development could increase the value and marketability of his vacant lots.	M
159.50-2-57, 159.50-2-59, 159.50-2-60, 159.50-2-63		Kathleen J. Kajfasz	Individual	Kathleen J. Kajfasz is a certified public accountant based in Buffalo, New York (9). Her family name appears in Niagara Falls obituaries (10), but she herself has not been active in local civic matters or taken any public position on development issues (11).	unknown	Low	property_value. Engage her through a data-driven outreach (possibly via a city official she may know), emphasizing fiscal stability and property value growth that the project could bring to her Niagara Falls holdings.	M
159.50-2-62		Chris D. Pineda	Individual	Chris D. Pineda is identified as a real estate professional affiliated with Realty of America, LLC (12). He owns property in Niagara Falls but has no known civic roles or public statements regarding local development (13).	unknown	Low	property_value. Connect with Mr. Pineda through local real estate networks or the Chamber of Commerce. Emphasize how the proposed development could stimulate the housing market and increase nearby property values, aligning with his professional interests.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
159.50-2-64		Randolph Thomas Rotella	Individual	Randolph T. Rotella is listed as a Niagara Falls landowner (with minimal personal details publicly available) (14). He belongs to the Rotella family, known for civic involvement in Niagara Falls – for example, Carmelette M. Rotella was an educator, union leader and Board of Education member regarded as “a pillar of the Niagara Falls community” (15) – yet no evidence of Randolph’s own public engagement or stance on development has been noted (16).	unknown	Medium	local_control. Approach Mr. Rotella respectfully through a mutual local contact, acknowledging his family’s community legacy. Emphasize that the project will involve local input and uphold community values, which may resonate given his family’s civic history.	M
159.50-2-44		Sylvan Andray	Individual	Sylvan Andray appears as the owner of parcel 159.50-2-44 in Niagara Falls property records (17). No meeting minutes or local news references to this individual were found in public sources (18).	unknown	Low	Approach neutrally via community outreach (e.g., a neighbor meeting) to share project details and invite any questions or concerns.	M
159.50-2-34		Elisha A. Delgado Colón	Individual	Elisha A. Delgado Colón is listed as an owner of parcel 159.50-2-34 in Niagara Falls according to county property records (19). There is no public record of Delgado Colón taking part in local hearings or voicing opinions on development (20).	unknown	Low	Use a standard community relations approach (e.g., informational mailer or door visit) to explain the project and gauge their feedback, emphasizing local benefits.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
159.16-1-1.2, 159.11-1-14.1	✓	Niagara County IDA	government_agency	The Niagara County Industrial Development Agency (NCIDA) is a public economic development corporation that offers tax incentives to spur projects in the area [29†L1-L4; "asking the Niagara County Industrial Development Agency for more than \$1.6 million in tax incentives"]. NCIDA routinely approves multi-million-dollar tax break packages even for private developments with minimal job creation, reflecting an aggressive pro-development stance [44†L17-L24; "subsidize ... 90 units ... \$3.9 million"] [44†L18-L26; "project would create zero jobs"]. The agency's board is politically connected (appointed by county officials), giving it substantial influence over local development priorities and approvals.	High	municipal	Engage NCIDA early by highlighting the project's economic benefits (investment amount, jobs, tax base growth). Approach the Executive Director and key board members (often local business and political figures) to secure support. If possible, structure the project to qualify for IDA incentives (PILOT agreements, tax abatements) to align their interests with the project's success. Gaining NCIDA backing will not only provide financial benefits but also political cover against opposition.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
159.15-1-19, 159.12-1-9	✓	2747 Buffalo Avenue LLC	llc	2747 Buffalo Avenue LLC is a private real estate entity reportedly formed by a pair of investors who acquired industrial property in Niagara Falls. In 2023 these investors paid \$2.1 million to purchase two warehouse buildings in the area, indicating a speculative land investment strategy [691L20-L27; "A pair of investors paid \$2.1 million for two industrial and warehouse buildings in Niagara Falls"]. The LLC has no public profile beyond this acquisition and has not taken any known stance in local development debates (21).	Low	land_investment	Identify and establish contact with the LLC's principals (often through public records or local business networks) to understand their plans. Emphasize how the proposed development could enhance the neighborhood's value and benefit their property (e.g., improved infrastructure or utilities). If construction or operations might affect their buildings (traffic, access, etc.), offer coordination or mitigations to address concerns. Appealing to their financial interest (a rising tide lifts all boats) can turn them into a neutral party or even a supporter, or at least prevent them from objecting.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
159.15-1-9.12		Elm Holdings Inc	corporation	Elm Holdings Inc. is a foreign business corporation registered in New York in 1998 [54 L18-L21; "Business corporation (foreign) ... 24 Mar 1998"]. Its ownership and purpose are not publicly disclosed; the company appears to serve as a passive holder of its Niagara Falls parcel, with no active business operations or community involvement identified (22).	Unknown	speculation	<p>Due to the opaque nature of Elm Holdings Inc., first obtain basic information through the NYS Department of State or County Clerk (to identify service address or agent). If the project requires engagement (e.g., an easement or buying their land), contact the registered agent (such as C T Corporation System) to reach the real owner. Otherwise, monitor but anticipate little direct involvement. Should negotiations be needed, be prepared for a strictly business transaction, as the entity's motivation will likely be financial.</p> <p>Ensuring a fair offer or demonstrating how the project could allow them an exit (selling the land) may be key if their cooperation is required.</p>	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
159.15-1-4.1		Elm Holdings Inc.	inc	Elm Holdings Inc. is a foreign business corporation registered in New York on March 24, 1998 (23). Its New York filings list only C T Corporation System (a registered agent at 28 Liberty St., New York City) as the agent, with no individual officers disclosed (24) (25). The company's actual owners and business purpose are not publicly identified (26). It appears to hold the Niagara Falls parcel as a passive investment, with no evidence of local operations or community involvement (27). Given the lack of public activity, Elm Holdings' interest in the area is likely speculative, focused on the property's value rather than any development initiative (28).	Low	speculation	Identify the beneficial owner through legal channels or contact the registered agent to gauge interest; consider offering a buyout or partnership since their motive is likely financial; expect passive behavior unless the project directly impacts their land value	M
130.13-1-63		New York Power Authority (Power Authority of the State of NY)	authority	The Power Authority of the State of New York, commonly known as the New York Power Authority (NYPA), is a public power organization established in 1931 and is the nation's largest state-owned electric utility (29). NYPA operates 17 generating facilities and over 1,500 circuit-miles of transmission lines statewide, including the 2,400 MW Niagara Hydroelectric Power Project in Lewiston which is a cornerstone of the region's power supply (30) (31). The Niagara Power Project was built after Congress passed the Niagara Redevelopment Act in 1957, and it remains one of the largest hydropower complexes in North America (32). As a state authority, NYPA's mission is to provide low-cost electricity and support economic development in New York (33). The agency explicitly prioritizes promoting economic vitality and clean energy goals, and it generally supports infrastructure or industrial developments that align with those objectives (34). Given NYPA's substantial local presence and mandate, it wields high influence but is unlikely to oppose private development unless a project interfered with NYPA's facilities or public obligations (35) (36).	High	municipal	Coordinate with NYPA through its community/government relations office to ensure the project does not impede their transmission or generation assets; highlight how the project could complement state energy or economic goals; be prepared to address any technical or environmental questions they raise due to their regulatory responsibilities	M

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159.50-2-49, 159.50-2-45, 159.50-2-58, 159.50-2-61, 159.12-1-4, 159.50-2-72		City of Niagara Falls, NY	municipal government	The City of Niagara Falls is the local municipal government (population ~48,000) in Niagara County, New York (³⁷). It owns multiple parcels in the project vicinity as public land and has a strong interest in economic redevelopment of the area (³⁸). City leadership has actively promoted new investment with incentives and site assembly assistance, positioning Niagara Falls as “primed for new projects” to reinvent the local economy (³⁹). Mayor Robert Restaino’s administration (in a strong mayor-council system) has even resorted to legal action (eminent domain) to advance its development vision – currently litigating to acquire private land for a proposed “Centennial Park” downtown (⁴⁰). The City’s stance on development is generally favorable when projects align with its revitalization plans, and as the zoning authority it can significantly enable or hinder any proposal (⁴¹).	High	municipal	Engage city officials (Mayor Restaino and the Planning/Economic Development department) early to ensure the project aligns with city goals; emphasize job creation, tax base growth, and community benefits to secure city support; be prepared to address any city-led plans or regulatory requirements, as their approval is pivotal	M
159.50-2-48, 159.50-2-47		New Hope Baptist Church	church (religious nonprofit)	New Hope Baptist Church is a local Baptist congregation that owns two adjacent parcels (its house of worship and an auxiliary lot) in Niagara Falls (⁴²). The city’s economic decline over decades – losing over half its population since 1960 – has left such neighborhood churches with modest congregations and limited resources (⁴³). The church itself is primarily devoted to worship services and community ministry, and it is not listed among the city’s historically prominent churches or civic institutions (⁴⁴). There is no public record of New Hope Baptist Church taking a position on development projects; it has not engaged in political advocacy or land-use disputes in the city (⁴⁵). Its stance on new development is therefore unknown, but as a religious nonprofit its main concern would likely be preserving the peaceful environment and community stability for its members.	Low	religious	Respectfully engage the church’s leadership (pastor and elders) to listen to any concerns (e.g. noise, traffic) that the project might raise; emphasize aspects of the project that benefit the local community or youth (which the congregation could appreciate); consider offering supportive measures (landscaping buffers, community use space, or collaboration on community initiatives) to gain their goodwill	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
159.11-1-13		Sandstone Springs Holdings LLC	llc	Sandstone Springs Holdings LLC is a private limited liability company that holds a single parcel in Niagara Falls (PIN 159.11-1-13) with no publicly known operations beyond owning this land (46). The LLC's formation and management details are not readily available in public records, and its beneficial owners remain undisclosed (a common occurrence, as New York LLCs do not publicly list members) (47). Unlike a major developer such as Niagara Falls Redevelopment LLC (which controls over 100 acres locally) (48), Sandstone Springs appears to be a small land investor with a very limited footprint. It has no visible presence in the community (no local office or community initiatives) and has not made any public statements regarding development projects (49). The company's likely motive is speculative – holding the property for appreciation or eventual profit – suggesting it would support or cooperate with a development if it stands to gain financially, or otherwise remain passive unless its property value is threatened.	Low	speculation	Identify the principals behind the LLC (through title records or networking) and approach them discreetly; gauge whether they are looking to sell or partner – a financial offer or partnership on favorable terms could preempt any opposition; ensure the project does not negatively impact their parcel, or if it might, consider compensating adjustments to secure their neutrality or support	M