



Gas station purchased, plans underway for renovation

PHOTO & STORY BY MICHAEL J. BILLONI
Contributor

Location. Location. Location. That is the mantra of those in real estate – and for Tim Boyle, the northeast corner of Ransom Road and Stony Point on Grand Island is a location he has eyed for years.

Boyle is vice president of real estate for M.F. Newman Properties LLC, whose president is Michael Newman. His family owns NOCO Energy Corp. and, for nearly 40 years, owned the NOCO-branded convenience stores before selling the fuel terminal in the Town of Tonawanda and 33 company-owned NOCO Express stores to Marathon Petroleum Corp. (which branded the stores as Speedway).

Boyle knows Grand Island well, as a former NOCO Express store was located at Whitehaven and Grand Island Boulevard. Another subsidiary of the company, NOCO Dealer LLC had provided fuel to the Grand Island Market at 1441 Ransom Road before it closed several years ago.

M.F. Newman Properties now acquires properties with independently owned gas stations and convenience stores and finds tenants to operate them while it provides them with the fuel.

Boyle confirmed this week M. F. Newman Properties has purchased the Grand Island property for \$710,000.

“We are excited to have acquired the property. This is a great opportunity for our company, because it is a phenomenal location on Grand Island,” he said of the 1.3-acre property during a telephone interview.

“I am very happy to hear the gas station and convenience store is going to be open again,” said Town Supervisor John C. Whitney, P.E. “We are a vibrant community. Closed stores, empty shops and abandoned facilities are not what Grand Island is about. We need more reopenings like this, and the town will



assist in any way we can.”

The COVID-19 pandemic has stalled what was to be an early May opening, because the site cannot have more than one contractor working at a time. When the state allows contractors back to work, Boyle said the company will continue to renovate the store, fuel tanks and property around it.

“It will look pristine when we are done with it,” he noted.

Boyle said they have identified a well-established dealer, who currently operates multiple sites within its system, to run the convenience store and fuel business. He said the store will also include an area for prepared food for sit down or takeout service. The previous owner had a Marco’s Deli inside.

Boyle could not elaborate further about the dealer who will operate the store, but did say it will continue to be called The Grand Island Market, and Sunoco will supply the fuel. The familiar gold, blue and red Sunoco brand will soon be installed on the tanks and canopy.

Sewer line to be replaced



A 30-inch gravity sewer on the north side of Whitehaven Road.

STORY AND PHOTOS BY MICHAEL J. BILLONI
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When John C. Whitney, P.E., joined the Town of Grand Island’s Department of Engineering & Water Resources in 1986, the force main sewer line from the South Grand Island Bridge to Whitehaven Road was only 8 years old. After 42 years of service, that line is now being replaced due to its deteriorated condition.

Whitney, now the town supervisor, will join Town Engineer Robert H. Westfall, P.E., next month when a new poly vinyl chloride (PVC) sewer line will be connected at pump station 8, under the bridge on East River

Road and across from the fishing pier, to complete the \$2.7 million project.

The original sewer pipe was an asbestos concrete mixture, a mainstay in building sewer lines back then, but over the years the decomposing of sewage weakened the concrete, Westfall explained.

“Essentially, it came to the end of its useful life,” he said.

Millherst Construction was awarded the contract last fall and, originally, the nearly two miles of sewer line was to be completed by Jan. 6. The entire project will now be done by July 1, which includes the restoration
SEE WESTFALL, continued on Page 2

Poloncarz thinking June 1 is more likely reopening date

Not every region will come off Gov. Andrew Cuomo’s “New York State on PAUSE” when the executive order expires May 15.

Speaking with the New York State Association of Counties on Wednesday, and again in a daily briefing posted on YouTube, Erie County Executive Mark Poloncarz said June 1 is more realistic. He spoke of Cuomo’s seven steps

that need to be completed before a region can reopen. These include standards for new infections and capacity related to health care, diagnostic testing and contact tracing capacity.

Currently, Western New York meets three of the seven metrics.

“Based on the governor’s own metrics, with only three of the seven having been met as of

(Tuesday), it’s highly doubtful we’ll meet May 15,” Poloncarz said. “It’s possible. Remember, they’re looking at two-week rolling averages. So, if the next nine days is that much better with regards to these hospitalization and contraction numbers, then we’d have a shot.

“I am working very hard to meet the things that we can do on

our end, with regards to contact tracers and ramping up the testing. But there are things that are out of our control in county government, and it often has to do with hospitalizations and deaths.

“I said a couple days ago that I thought we’d have a much better chance of opening by June 1. I’m hopeful we meet the May 15 deadline. But right now, I don’t think

we’re there yet. And if any place did open up on May 15, it would probably be the North Country, Southern Tier and maybe the Mohawk Valley.”

Poloncarz said he’s confident Western New York will soon check-off five metric boxes, as numbers of hospitalizations and new hospitalizations continue to decrease.

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