



**NIAGARA COUNTY PLANNING BOARD**  
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SANBORN, NEW YORK 14132

**Joseph Kibler**  
**Chairman**

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**MEETING MINUTES**

**Niagara County Planning Board**  
**Monday, April 16, 2018 – 2:00 p.m.**

**Niagara County Center for Economic Development, Sanborn**

**Members Present:** Bill Agronin, Walt Garrow, Chairman Joseph Kibler, Thomas Ohol, William Paton, James Sobczyk  
**Members Absent:** Andrea Klyczek, Norman Machelor, Vice Chairman Richard Muscatello, Garret Meal (ex-officio)  
**Staff Present:** Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:01 p.m.
2. A motion was made by Mr. Garrow seconded by Mr. Agronin to approve the March 19, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6551 Town of Pendleton – Site Plan Review**

Request by Scott Perry of Perry Auctions for the Planning Board to review a site plan for the construction of a 4,806 sq. ft. one-story building to be used for auto auctions with a 97 car parking lot located at 5300 Lockport Road. The property is 10.13 acres and is zoned SLI, Special Light Industrial. Timothy Arlington was present to discuss the project. The site will be developed in two phases. Phase I will include the construction of the building and customer parking lot with a temporary unimproved area for vehicle staging. Mr. Arlington stated that all vehicles will be sold on the day of the auction and there will be no storage issues. Land disturbance is approximately 2-3 acres and the drainage flow includes retention ponds that will drain into the current wetland area. There will be an oil-water separator utilized and a holding tank sanitation system will be installed. An entrance will be located off of Lockport Road and there are no traffic concerns due to the infrequency of the auctions. There are existing fire hydrants within proximity. Phase II includes paving a staging area, the addition of a second entrance, landscaping, and the installation of LED lighting. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

**No. 6552 City of North Tonawanda – Site Plan Review**

Request by Gasper Madonia of GAM Trucking for the Planning Board to review a site plan for the construction of a single-story 6,000 sq. ft. steel building located at 458 Zimmerman Street. The building will be used to store and repair dump trucks associated with GAM trucking. The property is 2.0 acres and is zoned M-1, Light Manufacturing. The current zoning allows for the type of business proposed and the board had no concerns. A motion for approval was made by Mr. Paton and seconded by Mr. Ohol. Unanimous. Carried.

**No. 6553 Town of Lewiston – Site Plan Review & Subdivision**

Request by Robert J. Posa of MariPosa Construction for the Planning Board to review a site plan for the partial subdivision of a 54 acre parcel into four 125' x 200' lots located on Ransomville Road for single-family housing. The property is 54 acres and is zoned RR, Rural Residential. Robert Posa from MariPosa Construction was present to discuss the project. The subdivision of the four parcels will be located with frontage to Ransomville Road. Lot sizes are within town code. There were no concerns noted. A motion for approval was made by Mr. Agronin and seconded by Mr. Paton. Unanimous. Carried.

**No. 6554 Town of Lewiston – Site Plan Review**

Request by LMK Realty Associates for the Planning Board to review a site plan for the development of 15 lots for the construction of 2-3 bedroom one-story duplex patio homes located on Northridge Drive. The property is 6.87 acres and is zoned R-2, Two-Family Residence. The project was previously reviewed by this board for a zoning map amendment and the current request is for site plan approval. The proposed homes are commensurate with the surrounding neighborhood and there are no traffic concerns. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6555 Town of Lockport – Zoning Text Amendment & Zoning Map Amendment**

Request by Redland Quarries NY/Lafarge for the Planning Board to review a zoning text and map amendment to rezone the property located on Hinman Road from Agricultural/Residential to SM, Special Mining to allow for the expansion of the existing rock quarry. The reclamation plan will also create two lakes providing recreational opportunities and a wildlife habitat. The property is 200 acres. Michael Fogel, Attorney, Brian Gascorowski and Courtland Hess from LaFarge were present to discuss the project. Mr. Fogel stated that Lafarge has been meeting to address residents concerns and have developed a Property Value Protection Plan for any residences/properties within 1,000 ft. of the expansion site. The plan addresses the possibility of damage and property value declination. The gas pipeline that currently exists on the property is closely monitored by Tennessee Gas and will not be disturbed. There will be no change in the type of mining conducted or operations which are fully monitored by the DEC. Rock blasting will not be initiated until all the proper landscaping barriers are in place. The plan has passed the final environmental impact study, hydrogeology review and meets all regulations. A motion for zoning amendment approval was made by Mr. Paton and seconded by Mr. Ohol. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – Flyers were distributed for the Orleans County Spring training. Mr. Ohol suggested the use of a microphone during meetings to ensure the board receives information clearly.
6. *Adjournment* - A motion was made by Mr. Agronin and seconded by Mr. Paton to adjourn the meeting at 2:44 p.m. Unanimous. Carried.

Respectfully submitted,

  
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Jacquiline Minicucci, Recording Secretary