



**NIAGARA COUNTY PLANNING BOARD**  
VANTAGE CENTRE, SUITE ONE  
6311 INDUCON CORPORATE DRIVE  
SANBORN, NEW YORK 14132

**Joseph Kibler**  
**Chairman**

Phone: (716) 278-8750  
Fax: (716) 278-8757

**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, November 19, 2018 – 2:00 p.m.**

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

**Members Present:** Walt Garrow, Joseph Kibler, Andrea Klyczek, Norman Machelor, Vice Chairman  
Richard Muscatello, Thomas Ohol, Garret Meal (proxy ex-officio)

**Members Absent:** Bill Agronin, William Paton, James Sobczyk

**Staff Present:** Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:04 p.m.
2. A motion was made by Mr. Muscatello seconded by Mr. Garrow to approve the October 15, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6582 Town of Pendleton – Site Plan Review**

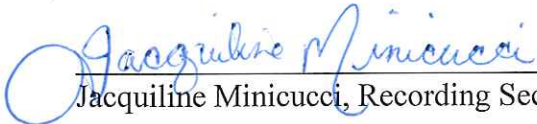
Request by Scott Perry Auctions for the Planning Board to review a site plan to add a 275 space parking area with all associated grading, drainage and stormwater management facilities at 5340 Lockport Road. The parking area will be located on a parcel adjacent to the existing business. The property is 10.628 acres and is zoned SLI, Special Light Industrial. Timothy Arlington was present to discuss the project. The proposed parking lot will be installed to the East of the existing building on the adjacent lot of the same owner. Vehicles to be auctioned will be stored in the new lot and then moved on auction days creating parking for patrons. The addition of 275 spaces will bring the total parking capacity to 400. Three bio-retention beds will drain to a retention pond at the rear of the property. There will be a 100ft buffer from any wetland areas. The paved lot will be setback 60-70 ft. from the road and have islands installed for lane separation. There will be an additional entrance into the new lot off of Lockport Road. A motion for approval was made by Mr. Muscatello and seconded by Ms. Klyczek with the suggestion that the fire marshall review the project. Unanimous. Carried.

**No. 6583 Town of Cambria – Site Plan Review**

Request by Henry Services for the Planning Board to review a site plan for the construction of a 48ft. x 96ft. pole barn as an expansion to the existing landscaping business located at 5737 Baer Road. The property is 3.637 acres and is zoned B-2, General Business. Chris Henry was present to discuss the project. The 48ft. x 96ft. barn will be constructed behind the existing structure and will be utilized for equipment storage. All zoning requirements have been met. No concerns noted. A motion for approval was made by Ms. Klyczek and seconded by Mr. Muscatello. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* –
  - a.) The draft of the Niagara County Farm and Agriculture Plan will be sent out for board review.
  - b.) The Department of State training event was reviewed and well received by board members.
6. *Adjournment* - A motion was made by Mr. Garrow and seconded by Mr. Machelor to adjourn the meeting at 2:30 p.m. Unanimous. Carried.

Respectfully submitted,

  
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Jacquiline Minicucci, Recording Secretary