



NIAGARA COUNTY PLANNING BOARD
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Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, December 17, 2018 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

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

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Garrow seconded by Mr. Muscatello to approve the November 19, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6584 City of North Tonawanda – Site Plan Review

Request by Bogart-Sinatra Development, LLC for the Planning Board to review a site plan for the construction of self-storage and industrial/commercial rental units located at 412-438 Zimmerman Street. The total property acreage is 1.884 and is zoned M-1, Light Manufacturing. There was not a representative present to discuss the project. Ms. Fisk stated that the property is correctly zoned, all set backs have been met, there is a stormwater management plan in place and landscaping will be added. A motion to return the proposed project to the City of North Tonawanda as an incomplete application because additional information is needed on the type of materials that will be stored on the property and whether the parcels will be consolidated was made by Mr. Machelor and seconded by Mr. Ohol. Unanimous. Carried.

No. 6585 Town of Somerset – Special Permit

Request by Jody J. Grahn of J & C Celebration for the Planning Board to review a special permit request to allow for the construction of a barn to be utilized as an event venue located on parcel SBL #30.090-1-21.2. The property is 94.45 acres and is zoned A, Agricultural. The property will be developed in phases. The first phase will consist of the construction of a 5,000 sq. foot wooden barn that will be utilized as an event venue which requires a special permit. There will be parking for approximately 100 cars. The owner has future plans to construct a residence and greenhouse on the property. The venue will be in a wooded area and there will be no major changes to the existing landscape. Norm Jansen, Somerset Planning Board Chairman was in attendance and indicated his board fully supports the project. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Unanimous. Carried.

No. 6586 Town of Lewiston – Special Permit, Site Plan Review

Request by OYA Solar for the Planning Board to review a site plan and special permit request for the installation of a community solar farm located at 2643 Moore Road. The property is 72.996 acres and is zoned RR, Rural Residential. Jim Taravella, Taymar Jahans, and Donna Kassel were present to discuss the project. The proposed 30 acre project will produce 5 MW of solar energy with an expected lifespan of 25 years. All setback requirements have been met with 100 ft. on the side and 200 ft. in the front. The 15 x 900 foot access road will be on the southeast end of the property. A utility easement is currently present on the site and interconnection is approved by National Grid. Transformers and power poles will be installed. The solar producing units will be mounted on driven piles not concrete pads and will be non-reflective. The developers are currently working with the Army Corps of Engineers on a plan for the existing wetlands. Fire safety is under review with the local fire department. The site will be surrounded by an 8 foot fence and vegetative screening. A decommissioning plan is in place. A motion for approval was made by Mr. Agronin and seconded by Mr. Ohol. Unanimous. Carried.

No. 6587 Town of Cambria – Site Plan Review

Request by Dan McKie for the Planning Board to review a site plan for the construction of two 4,800 sq. ft. personal storage unit buildings located on the Northwest corner of Lockport Road and Campbell Blvd. SBL #121.00-2-46.211. The property is 20.497 acres and is zoned B-2, General Business. Timothy Arlington of Apex Engineering was present to discuss the project. Construction of the two storage buildings will disturb less than 1 acre of land. The area will be elevated and there will be room for parking. Electric will be installed but the units will be utilized for cold storage only. The entrance will be from Lockport Road. There are no wetlands noted. A motion for approval was made by Ms. Klyczek and seconded by Mr. Garrow. Mr. Ohol abstained. Unanimous. Carried.

No. 6588 Town of Wheatfield – Site Plan Review

Request by Dato Development, LLC for the Planning Board to review a site plan for the construction of a 12,033 sq.ft. commercial building with parking, associated stormwater plan and utility improvements located at 7386 Shawnee Road. The property is 1.18 acres and is zoned R-C, Restricted Commercial. Anthony Pandolfe of Carmina, Wood, Morris Engineers and David Burke of Dato Development, LLC were present to discuss the project. The proposed commercial building will be utilized as flex office space. There will be 34 parking spaces provided. Entrances will be from both Shawnee Road and Captains Way. Traffic will be minimal but an application has been submitted to NYS Department of Transportation. All setbacks requirements have been met. Stormwater detention will utilize the existing pond. No concerns noted. A motion for approval was made by Ms. Klyczek and seconded by Mr. Agronin. Mr. Garrow Abstained. Unanimous. Carried.

4. *Old Business* - None

5. *New Business* – A brief review of a new project for the Town of Pendleton regarding the construction of a Holiday Inn Express located at 6900 S. Transit Road was presented. The developers thought the project had been submitted by the Town of Pendleton but a formal application was not received by this board so a formal review or vote could not be taken. The developer was referred back the town.

The board was informed of Floodplain Training that is being offered in the Town of Wheatfield on February 6, 2019.

6. *Adjournment* – A motion was made by Mr. Garrow and seconded by Ms. Klyczek to adjourn the meeting at 3:00 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary