



NIAGARA COUNTY PLANNING BOARD

SAMUEL M. FERRARO CENTER FOR
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, October 21, 2019 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Joseph Kibler, Andrea Klyczek, Richard Muscatello, Thomas Ohol, James Sobczyk, Garret Meal (ex-officio)

Members Absent: William Paton, Jonathan Welka

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. Agronin and seconded by Mr. Garrow to approve the September 16, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6633 Town of Lockport – Site Plan Review, Use Variance

Request by LHC Holdings, LLC for the Planning Board to review a use variance and site plan for the construction and operation of a rehabilitation services facility with housing and community apartments located on Davison Road at SBL #110.00-4-45. The property is 6.893 acres and is zoned R-1, Single-Family Residential. Several residents were in attendance as well as legal counsel representing Cazenovia Recovery Systems, Inc. Ms. Fisk gave an overview of the current moratorium and applicant appeal that effects the City of Lockport portion of the project. Board members expressed concerns regarding voting on the project with the moratorium in place. A motion to table the project was made by Ms. Klyczek and seconded by Mr. Garrow. Unanimous. Carried. After voting concluded, Ms. Fisk stated that the City indicated via email that an appeal to the moratorium was received and will be sent to the Niagara County Planning Board for review. Charles Grieco, attorney for Cazenovia stated that he wanted it noted for the record that the request for a waiver had no basis and the applicant is unhappy with the delay of action.

No. 6634 Town of Somerset – Special Permit, Site Plan Review

Request by Jeffrey Metzler for the Planning Board to review a site plan and special permit request to renovate and convert an existing church into a banquet facility with three overnight guest rooms located at 8400 Haight Road. The property is 7.37 acres and is zoned A, Agricultural. There was no representative present to discuss the project but Norm Jansen, Somerset Planning Board Chairman was present to answer questions if needed. The board reviewed the application submitted and noted the lack of a complete site plan and questioned if a special permit was the proper action to take. A motion stating no significant county-wide or inter-community impact was made by Mr. Sobczyk and seconded by Mr. Muscatello and suggested the town review if the special use permit is the appropriate action. The board commented that a more appropriate site plan be submitted to the town that more accurately reflects town site plan requirements. Unanimous. Carried.

No. 6635 Town of Somerset – Special Permit, Site Plan Review

Request by Richard Herrmann for the Planning Board to review a site plan and special permit request to install two ponds averaging in size from 50-100 feet to be used for recreation and watering of crops located at 7329 West Somerset Road. The property is 10.72 acres and is zoned A, Agricultural. Mr. Herrmann was present to discuss the project and stated that the property is used for agricultural purposes and the ponds will be utilized for crop watering when needed. There will be two ponds installed with approximate sizes of 100 X 120ft. and 50 x 100ft. with a depth of 20 feet each. The ponds will be for private use only and occasionally may be used for recreational purposes such as swimming. Mr. Herrmann has discussed the project with Niagara County Soil and Water Conservation District, all setbacks have been met, and landscaping will be installed. A motion for approval was made by Mr. Ohol and seconded by Mr. Agronin. Unanimous. Carried.

No. 6636 Town of Cambria – Special Permit

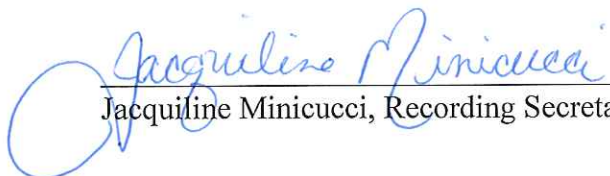
Request by Patrick Carl Andalora for the Planning Board to review a special permit request to conduct a trucking business in an existing structure located at 4595 Townline Road. The property is 2.3 acres and is zoned AR, Agricultural and Residence. At the request of the Town of Cambria and the applicant, the project was withdrawn from the agenda just prior to the meeting.

4. *Old Business* – None

5. *New Business* – Ms. Fisk reviewed the topics to be covered at the NYS Department of Training being held on October 22, 2019 at Niagara County Community College. The three sessions will include Floodplain Regulation for Local Review Boards, Tips for Regulating Telecommunication Facilities and SEQR: A Project Profile.

6. *Adjournment* – A motion was made by Mr. Muscatello and seconded by Mr. Agronin to adjourn the meeting at 2:28 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary