



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
6311 INDUCON CORPORATE DRIVE
SANBORN, NEW YORK 14132

Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, March 18, 2019 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

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

Members Absent: Andrea Klyczek, 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. Agronin and seconded by Mr. Ohol to approve the February 28, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6596 Town of Lewiston – Site Plan Review

Request by Steven Reiter for the Planning Board to review a site plan for the installation of 12 ground mounted solar panels approximately 7 feet tall to help power his residence located at 1451 Ridge Road. The property is 1.02 acres and is zoned B, Business. There was no representative present to discuss the project. Ms. Fisk stated that the Town of Lewiston code requires a site plan review for solar projects and its proximity to a county road triggered the referral. The 12 ground mounted solar panels will be installed 55 ft. behind the residence and 54 feet from the property line meeting all setback requirements. The 3.48kW generated will be for self-consumption only. The project meets all town compliance regulations. A motion for approval was made by Mr. Ohol and seconded by Mr. Muscatello. Unanimous. Carried.

No. 6597 Town of Lockport – Site Plan Review

Request by Custom Laser, Inc. for the Planning Board to review a site plan for the construction of a 75,565 sq.ft. pre-engineered building and a two-story office for the manufacturing, warehouse and shipping of component parts located on IDA Park Drive. The property is 18.576 acres and is zoned IN, Industrial Use. Kristen Savard of Advance Design and Mark Glynn, of Glynn Group Engineering were present to discuss the project. Mr. Glynn stated that Custom Laser is a metal product fabrication business and has several locations in the area. The proposed project will be completed in two phases. Phase I consists of the construction of a two-story 10,000 sq.ft. office space and 50,000 sq.ft of manufacturing. Phase II will add another 15,000 sq.ft. of manufacturing space. Ms. Savard stated that the project will reside on a 6.9 acre site that has been subdivided from the original 18.6 acre parcel. Custom Laser currently operating another facility on the adjacent

property. There is an existing dry retention pond. There will be a swale and 3 bio-retention ponds utilized for drainage. There are wetlands on the property but there will be no disturbance. SEQR is complete, there are no variances required, and no archeological concerns. Fire hydrants currently exist on both corners of the property located on IDA drive. Mr. Garrow noted concerns regarding the air quality of the cutting process. Mr. Glynn stated that there will be no changes to their current processes noting that when the metal is cut, it is encased and ventilated properly. There will be approximately 5-10 new jobs created. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried


4. *Old Business* - None

5. *New Business* –

- a.) There is a training on Small Cell Micro Towers being held in Clarence on March 22, 2019.
- b.) The Orleans County training for local officials will be held on May 28, 2019.

6. *Adjournment* – A motion was made by Mr. Muscatello and seconded by Mr. Ohol to adjourn the meeting at 2:23 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary