



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
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, April 8, 2019 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

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

Members Absent: Thomas Ohol, 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. Muscatello and seconded by Mr. Garrow to approve the March 18, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6598 Town of Wheatfield – Zoning Text Amendment

Request by the Town of Wheatfield for the Planning Board to review a town-wide zoning text amendment adopting a new section of the town's telecommunications law regarding small cell installations. The text amendment is in response to new FCC regulations pertaining to small cell installations. To accommodate 5G signal, utility poles will be positioned a distance apart to maximize transmission. Co-location on existing structures will not need extensive review whereas construction of a new structure will require site plan approval. A public hearing was held with no concerns noted. A motion for approval with modification to remove the wording "place below ground in a vault" on page 4 of the draft law to be consistent with changes made by the FCC was made by Mr. Agronin and seconded by Ms. Klyczek. Mr. Garrow and Mr. Muscatello abstained. Unanimous. Carried.

No. 6599 Town of Lewiston – Site Plan Review

Request by T-Mobile Northeast, LLC for the Planning Board to review a site plan for the construction of a rooftop telecommunications facility located at Mount St. Mary's Hospital, 5300 Military Road providing 4G LTE coverage to the surrounding area. The project will utilize 160 sq.ft. of rooftop space and is zoned PUD, Planned Unit Development. Jeff Szkolnik of Network Building & Consulting, LLC was present to discuss the project. Nine antennas that are 8 ft. in height will be installed on the roof of Mount St. Mary's Hospital facility to promote transmission to low capacity areas. Due to the close proximity of Canada, antennas will be positioned specifically for use only on the U.S. side of the border. The installation will promote 4G & 5G transmissions within a 2-3 mile radius. Mr. Garrow questioned if there would be any medical equipment mechanical interference and Mr. Szkolnik assured the board that studies have been completed and that the frequencies are independent of one another. A motion for approval was made by Mr. Garrow and seconded by Ms. Klyczek. Unanimous. Carried.

No. 6600 – Town of Lockport – Site Plan Review & Special Permit

Request by Enterprise Rent a Car for the Planning Board to review a site plan and special permit request for demolition of the existing building and construction of a new 1,570 sq.ft. office building attached to the existing garage to be used as a car rental facility at 6059 S. Transit Road. The property is 1.792 acres and is zoned B-2, General Business Use. Michael Berger of Sutton Architecture was present to discuss the project. Demolition of the existing office space will be followed up with the construction of 1,650 sq. ft. of new office space attached to the existing garage. The garage will be utilized for cleaning vehicles with water runoff entering an oil/water separator. There is one driveway entering from Transit Road. Customer parking will be near the building with 29 spaces available. Additional fleet will be stored on an unpaved surface on the rear of the property. All new signage meets town code. A landscaping plan provides a vegetative buffer for residences. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

4. *Old Business* – The Orleans County Department of State Training will take place on May 28, 2019 with the topics to be determined. Flyers will be sent to board members when available.

5. *New Business* –
 - 1.) The board was informed that William Paton will be submitting his letter of resignation to Chairman McNall to be effective immediately.

 - 2.) Norman Machelor submitted his letter of resignation to Chairman Kibler and thanked the board and staff for their support. The board recognized his many years of service.

6. *Adjournment* – A motion was made by Mr. Sobczyk and seconded by Mr. Garrow to adjourn the meeting at 2:45 p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary