



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR
ECONOMIC DEVELOPMENT
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, January 27, 2020 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Joseph Kibler, Richard Muscatello, Thomas Ohol, James Sobczyk

Members Absent: J. Anthony Collard(Ex), Andrea Klyczek(Ex), Garret Meal (ex-officio)(Ex), Jonathan Welka(Ex)

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

No. 6645 – Town of Newfane – Area Variance

Request by Jason & Shannon Coleman for the Planning Board to review an area variance request to allow for the construction of an addition to an existing garage located at 2320 Lockport-Olcott Road. The setback requested is 6 feet where 10 feet is required by code. The property is 1.03 acres and is zoned R-1, Single Family Residential. There was no representative present to discuss the project. The board reviewed the proposed plan and had no concerns. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Garrow. Unanimous. Carried.

No. 6646 – Town of Royalton – Area Variance, Use Variance, Special Permit & Site Plan Review

Request by Mario Stornelli and DG New York CS, LLC for the Planning Board to review an area variance, use variance, special permit request and site plan for the construction and operation of a 5MW utility/commercial-scale solar energy system located at Rochester and Telegraph Road. The property is 41.28 acres and is zoned A, Agricultural. Olivia Meikle of NextEra Energy Resources was present to discuss the project. Ms. Meikle stated that the 5MW solar energy system will utilize 28 acres of the 41 acre parcel and will not encroach on the existing wetland area located at the rear of the property. The North facing panels will be 12 feet in height and will rotate east to west with the sun. The system will utilize a National Grid distribution line that is adjacent to the site. There is a 235ft. setback from the nearest residence. The project site is behind the drive-in movie theater and auto repair facility and adjacent to a junkyard. Agricultural properties are to the south and west of the site. It is unlikely the panels will be visible from the road. The board discussed the requested 50ft. setback whereas the code requires a 20 ft. setback. There is existing trees surrounding most of the project and an additional landscape screening will be added near the residential area. A motion to approve the area variance request was made by Mr. Sobczyk and seconded by Mr. Ohol. Unanimous. Carried. A motion to approve the special permit was made by Mr. Sobczyk and seconded by Mr. Ohol. Unanimous. Carried. A motion to approve the site plan with the recommendation a fire safety review be completed was made by Mr. Agronin and seconded by Mr. Ohol.

Unanimous. Carried. A motion to deny the use variance with the recommendation that the municipality rezone the parcel to L1, Light Industrial to be commensurate with the surrounding properties was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – Ms. Fisk reviewed SEQR correspondence received from the Town of Royalton.

6. *Adjournment* – A motion was made by Mr. Agronin and seconded by Mr. Ohol to adjourn the meeting at 2:37 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary