



**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 16, 2020 – 2:00 p.m.**

**Niagara County Center for Economic Development, Sanborn**

**Members Present:** Bill Agronin, Walt Garrow, Joseph Kibler, Andrea Klyczek, Thomas Ohol  
**Members Absent:** J. Anthony Collard (Ex), Richard Muscatello (Ex), James Sobczyk (Ex), Jonathan Welka (Ex), Garret Meal (ex-officio)  
**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 February 24, 2020 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6650 – Town of Newfane – Rezoning, Zoning Map Amendment**

Request by the Town of Newfane for the Planning Board to review a request to rezone a parcel from CF, Community Facility to RR, Rural Residential to allow for the reuse of a former church as a single family residence located at 6456 Charlotteville Road. The property is 1.7 acres. Ms. Fisk stated that the plan is to renovate the former church into a single-family residence. Town Attorney John Sansone was present via telephone and explained to the Board that the rezoning/map amendment is commensurate with the surrounding zoning and the Town is in favor of reusing the vacant building. A motion to approve the rezoning, zoning map amendment was made by Mr. Garrow and seconded by Mr. Ohol. Unanimous. Carried.

**No. 6651– Town of Pendleton – Site Plan Review**

Request by Jack Ruh for the Planning Board to review a site plan for 6880 S. Transit Road to redevelop the former Victory Christian Church into a 19,000 sq. ft. climate controlled storage facility and construct two new 19,500 sq. ft. secure storage buildings on the site. The property is 5.26 acres and is zoned CO-2, Medium Commercial. A representative of the applicant was present via phone conference to discuss the project. He stated the existing building will be renovated and two additional 19,500 sq. ft. buildings will be constructed. All required setbacks have been met. There will be a new water line installed but no new sanitary connections will be required. Stormwater will be managed by two swales that will empty into a detention pond. No wetlands will be impacted. A motion to approve the site plan was made by Mr. Agronin and seconded by Ms. Klyczek. Unanimous. Carried.

**No. 6652 – City of Lockport – Special Permit, Site Plan Review**

Request by OYA Solar NY, L.P. for the Planning Board to review a special permit request and a site plan for the installation and operation of a 5 MW ground-mounted solar facility located at 251 Summit Street. The property is 43.8 acres and is zoned R-1, Single-Family Residential. Greg Rossetti was present via phone conference to discuss the project. Mr. Rossetti stated the community solar project will provide local

homeowners with energy savings. A glare analysis was completed and sent to the FAA for approval. Mr. Rossetti stated the aluminum framing materials have minimal glare. The unit batteries are lithium ion with fire suppression mechanisms. A decommissioning bond is in place. All setback requirements have been met. The project is adjacent to residential and agricultural property. The proposed site is currently an active farm. A motion stating that there was no significant county-wide impact with the recommendation that the municipality consider the reflectivity of all surfaces and review lithium ion thermal runaway concerns was made by Ms. Klyczek and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6653 – City of Lockport – Special Permit, Site Plan Review**

Request by OYA Solar NY, L.P. for the Planning Board to review a special permit request and a site plan for the installation and operation of a 2 MW ground-mounted solar facility located at 219 Summit Street. The property is 19.44 acres and is zoned R-1, Single-Family Residential. Greg Rossetti was present via phone conference to discuss the project. Mr. Rossetti stated that the project is identical to the one proposed at 251 Summit but is on a separate parcel and will produce less power. A motion stating that there was no significant county-wide impact with the recommendation that the municipality consider the reflectivity of all surfaces and review lithium ion thermal runaway concerns was made by Mr. Agronin and seconded by Ms. Klyczek. Unanimous. Carried.

**No. 6654 – Town of Cambria – Site Plan Review**

Request by Turner Properties for the Planning Board to review a site plan for the construction of a 12,320 sq. ft. addition onto an existing building to be utilized for light manufacturing located at 4935 Lockport Road. The property is 7.92 acres and is zoned B-2, General Business. Christopher Matyas was present via phone conference to discuss the project. Mr. Matyas stated the expansion is required for the storage of additional machinery that is utilized for the manufacturing of medical devices. A special use permit was granted by the town in 2010 to allow for light manufacturing on the site. The property is well maintained with a vegetative screening. The project complies with zoning and the comprehensive plan for business development in the area. A motion to approve the site plan was made by Ms. Klyczek and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6655 – Town of Cambria – Site Plan Review**

Request by Buffalo Buildings, LLC for the Planning Board to review a site plan for the construction of a 5,400 sq. ft. building to be utilized for storage/business located at 4947 Lockport Road. The property is 3.8 acres and is zoned B-2, General Business. There was no representative available to discuss the project. The proposed building will consist of 5 bays; two will be utilized for storage of road repair equipment and the remaining three will be rented to contractors for storage. A motion for approval was made by Mr. Garrow and seconded by Mr. Ohol. Unanimous. Carried.

**No. 6656 – City of Lockport – Site Plan Review**

Request by Metzger Civil Engineering for the Planning Board to review a site plan for demolition of the existing structure and construction of a 2,865 sq. ft. single-story commercial building to be utilized as a credit union located at 360 S. Transit Road. The property is 0.57 acres and is zoned B-1, Neighborhood Business. Michael Metzger was present to discuss the project. Mr. Metzger stated the municipality granted the area variance that was required for the construction of the drive-thru awning. All other setback requirements have been met. The current Gaffney Road access to the existing plaza will be removed. All parking requirements have been met. A fire review is underway. A landscaping buffer will be added to the site. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – Ms. Fisk reviewed SEQR correspondence received.

6. *Adjournment* – A motion was made by Mr. Garrow and seconded by Mr. Ohol to adjourn the meeting at 2.58 p.m. Unanimous. Carried.

Respectfully submitted,

  
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Jacqueline Minicucci, Recording Secretary