



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 19, 2020 – 2:00 p.m.
Meeting held via WebEx:

<https://niagaracounty.webex.com/niagaracounty/j.php?MTID=m5a4b17cfea6b869627f09b6488884c55>

Members Present: Bill Agronin, J. Anthony Collard, Walt Garrow, Joseph Kibler, Andrea Klyczek, Thomas Ohol, James Sobczyk

Members Absent: Richard Muscatello (Ex), Jonathan Welka, Garret Meal (ex-officio)

Staff Present: Amy Fisk, Jacqueline Minicucci, Danielle Anderson (Intern)

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 September 21, 2020 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6676 – Town of Lewiston – Site Plan Review

Request by David Martin for the Planning Board to review a site plan for the construction of river access stairs with a 10' x 20' deck and 10' x 20' retractable dock for personal use located at 4702 Lower River Road. The parcel is 0.55 acres and is zoned R-1, One-Family Residence. Ms. Fisk stated that a similar project was recently reviewed and approved by the board for a neighboring property. After an overview of the project, the board had no concerns. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6677 – Town of Pendleton – Zoning Map Amendment

Request by Last Frontier, LLC for the Planning Board to review a zoning map amendment from R1, Low-Density Residential to CO2, Medium Commercial to allow for the construction of five (8-unit) apartment buildings. The property is 12.42 acres. Tim Arlington of Apex Engineering stated the parcel currently has two zonings and the buildings will reside on the west end of the property which is partially zoned R1, Low-Density Residential which doesn't allow for the proposed use. Mr. Arlington stated the Town of Pendleton Planning Board informally reviewed the project and recommended a private road rather than a public road be constructed at the site. The private road will be maintained by a homeowners association. A variance for parking may be needed when the site plan is reviewed. There is a provision for cross access with the adjacent hotel. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

No. 6678 – Town of Royalton – Special Permit, Site Plan Review

Request by Michael Marotta for the Planning Board to review a site plan and special permit request for the construction of a 1,600 sq. ft., 2-bay carwash located on Rochester Road (SBL 97.12-1-30.112). The property is 0.92 acres and is zoned B, Business. Tim Arlington of Apex Engineering was present to discuss the project. Mr. Arlington stated the existing entrance on Main Street will be relocated and converted into a two-lane common entrance for both the car wash and adjacent post office. Existing public water and sewer utilities will be used. The car wash will have an oil/water separator and drainage will go into an existing storm sewer on Main Street. No pretreatment is required. Landscaping and a lighted monument sign will be installed. The car wash will be a 24 hr. facility and vacuum units will be installed on the east side of the building. A motion for approval was made by Mr. Ohol and seconded by Ms. Klyczek. Unanimous. Carried.

No. 6679 – Town of Newfane – Area Variance

Request by the Town of Newfane for the Planning Board to review area variance requests for the subdivision of 4 lots with existing single-family dwellings at 6419 Lake Road, Niagara Shores. Town code requires a minimum lot size of 150' x 250'. Two of the parcels are 128' x 156', the third parcel is 139' x 156', and the fourth parcel is 160' x 156'. The required setback is 60' and two houses are setback 58.47' and 50.64'. The property is 33.70 acres and is zoned RR, Rural Residential. Tim Arlington of Apex Engineering was present to discuss the project. Mr. Arlington informed the board that the existing homes were part of a former religious retreat. The property is currently being used as a campground and the single family homes are being subdivided from the larger property. Area variances are required to address lot sizes and setbacks. The homes are a pre-existing condition. The property owner is working with the Niagara Health Department on the required approvals. A motion for approval was made by Mr. Garrow and seconded by Ms. Klyczek. Unanimous. Carried.

No. 6680 – City of North Tonawanda – Site Plan Review

Request by Jack Ruh, NF Blvd, LLC for the Planning Board to review a site plan for the construction of a 4-building secure storage facility located at 836 Niagara Falls Boulevard. The property is 5.9 acres and is zoned M-1, Light Manufacturing. Jack Ruh was present to discuss the site plan. The project will be located in front of the existing Walmart store on Niagara Falls Boulevard. The entrance will be off of Melody Lane. A negative SEQR declaration was issued and all required setbacks have been met. Mr. Garrow noted that one of the buildings has a 25ft. setback from Niagara Falls Boulevard and he thought the NYS Department of Transportation required a 65 ft. setback. A motion for approval with the recommendation that the municipality contact the NYS Department of Transportation to verify that a 65ft setback is not required for Niagara Falls Blvd was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

No. 6681 – Town of Cambria – Area Variance

Request by Frank and Elizabeth Hill for the Planning Board to review an area variance request to allow for the construction of a 40' x 40' (1,600 sq.ft.) accessory building located at 5744 Campbell Boulevard. Town code allows for two accessory structures not to exceed a total of 2,500 sq.ft. The property has an existing 1,200 sq.ft. accessory structure therefore a variance of 300 sq.ft. is required. The property is 2.7 acres and zoned AR, Agricultural and Residence. Elizabeth Hill was present to discuss the project. Ms. Hill stated that the existing building was demolished and the new structure is a replacement. The accessory building will be used for personal storage of vehicles and garden equipment. The board had no concerns. A motion for approval was made by Mr. Agronin and seconded by Mr. Ohol. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* –

1.) Ms. Fisk informed the board that annual Department of State training will be held on Monday, November 9, 2020 from 2-4 pm via Webex. Registration will be online through a state website link. Information will be emailed to Board members and all municipalities.

2.) Ms. Fisk introduced Danielle Anderson, a student with the University of Buffalo, who is conducting an internship with the Department of Economic Development. As part of her internship, Ms. Anderson will review a project for the November planning board meeting.

6. *Adjournment* – A motion was made by Mr. Agronin and seconded by Mr. Collard to adjourn the meeting at 2:40 p.m. Unanimous. Carried.

Respectfully submitted,


Jacqueline Minicucci, Recording Secretary

