



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

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MEETING MINUTES

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite 100
Sanborn, New York 14132
Monday, August 8, 2022 – 2:00 p.m.

Members Present: Bill Agronin, J. Anthony Collard, Walt Garrow, Thomas Ohol, James Sobczyk (Via Phone Conference)

Members Absent: Michael Carney(Ex), Joseph Kibler(Ex), Norman Machelor, Mary Jo Tamburlin(Ex), Jonathan Welka (Alt), Garret Meal(Ex-Officio)

Staff Present: Nathaniel Bonafede, Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Vice Chairman Garrow at 2:03 p.m.
2. A motion was made by Mr. Collard and seconded by Mr. Agronin to approve the July 18, 2022 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6842 – City of North Tonawanda – Site Plan Review

Request by J. Rettenmaier for the Planning Board to review a site plan for the construction of a 60' x 72' pole barn located at 49 Detroit Street. The property is 2.7 acres and is zoned WD, Waterfront District. Bill Doebler of Barton & Loguidice was present to discuss the project. Mr. Doebler stated the project is an expansion of the existing industrial facility. The new pole barn will be 26' in height and will be used for storing equipment associated with the business. There is no new water or sewer infrastructure required. The existing curb cut will be utilized and no additional parking is needed. A motion for approval was made by Mr. Agronin and seconded by Mr. Ohol. Unanimous. Carried.

No. 6843 – City of North Tonawanda – Site Plan Review

Request by Riverside Chemical for the Planning Board to review a site plan for the construction of a 4,800 sq.ft. storage building to replace an existing 4,800 sq.ft. structure at 871 River Road. The property is 2.43 acres and is zoned M-2, General Industrial. Guy Holler of Riverside Chemical was present to discuss the project. Mr. Holler stated that an existing structure will be demolished and the new building will be constructed in the existing footprint. The building will be used for storing dry non-flammable chemicals which does not require a fire suppression system. Existing infrastructure will be utilized. All setback requirements have been met. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Ohol. Unanimous. Carried.

No. 6844 – Town of Lewiston – Site Plan & Zoning Map Amendment

Request by 5/4 Development Corp. for the Planning Board to review a rezoning request to Planned Unit Development (PUD) and site plan to allow for the construction of a 168-unit, 7-building apartment complex called President Park Subdivision located at SBL #88.13-1-29 on Washington Drive. The property is 23.8 acres and is currently zoned R-2, Two-Family Residential. David Giusiana and Joe Giusiana were present

to discuss the project. David Giusiana informed the board that the referral is part of a multi-phase housing development project dating back to 1990 that was previously approved. During construction, federal wetlands were discovered and the second phase of the development was never built. Changes in federal wetland regulations have now deemed the property buildable. Existing water and sewer infrastructure will be utilized and has ample capacity. Development of the multi-story buildings located on the west side of the property will reduce the footprint and allow for more greenspace. Proposed enhancements include attached garages, a pool, pickle ball courts, and a community center. Entrances will be from Creek and Swann Roads. Traffic concerns are being addressed with the Town of Lewiston. Fire hydrants will be installed and there are no concerns regarding fire safety. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

No. 6846 – City of Niagara Falls – Site Plan Review

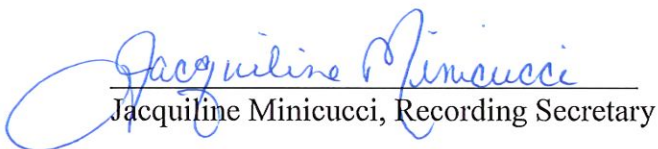
Request by James Bogliolo of Benderson Development for the Planning Board to review a site plan for 6560 Niagara Falls Boulevard to construct a loading dock and drop off canopy at the existing Goodwill Store. The property is 3.12 acres and is zoned C-3, General Commercial. David Zuppelli of Benderson Development was present to discuss the project. Mr. Zuppelli informed the board that a canopy will be erected with a dedicated driving lane to simplify the drop-off process. A recessed loading dock will be constructed and the current trash area will be screened with the addition of landscaping. All parking requirements have been met. A motion for approval was made by Mr. Ohol and seconded by Mr. Agronin. Unanimous. Carried.

No. 6845 – City of Niagara Falls – Site Plan Review

Request by Frank Burkhart for the Planning Board to review a site plan for the renovation of a former restaurant at 9364 Niagara Falls Boulevard to include a 1,260 sq. ft. kitchen addition, a 128 sq. ft. vestibule addition and new parking lot. The property is 0.64 acres and is zoned C-3, General Commercial. There was no representative present for the project. Ms. Fisk informed the board that the addition to the kitchen area is needed to accommodate the expanded kitchen needed for the new restaurant. The parking lot will be relocated to the east side of the building and all parking requirements are met. Lighting and landscaping enhancements will be made. The developer is working with the City of Niagara Falls to obtain a variance needed for landscaping due to the location of existing utilities. All setback requirements have been met. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – Ms. Fisk informed the board that Nathaniel Bonafede will be assuming the responsibility of the staff person to the Niagara County Planning Board. The Board welcomed Mr. Bonafede.
6. *Adjournment* – A motion was made by Mr. Machelor and seconded by Mr. Collard to adjourn the meeting at 2:37 p.m. Unanimous. Carried.

Respectfully submitted,


Jacqueline Minicucci, Recording Secretary