



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

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Chairman

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MEETING MINUTES

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, June 19, 2023 – 2:00 p.m.

Members Present: Bill Agronin, J. Anthony Collard, Walt Garrow, Norman Machelor, James Sobczyk, Mary Jo Tamburlin

Members Absent: Michael Carney (Ex), Joseph Kibler (Ex), Thomas Ohol, Garret Meal (Ex-Officio) Jonathan Welka (Alt)

Staff Present: Nathaniel Bonafede, Jacqueline Minicucci

1. The meeting was called to order by Vice-Chairman Garrow at 1:55 p.m.
2. A motion was made by Mr. Sobczyk and seconded by Mr. Collard to approve the May 15, 2023 meeting minutes.
3. Niagara County Planning Board Referrals

No. 6892 – Town of Newfane – Zoning Text Amendment, Local Law Amendment

Request by the Town of Newfane for the Planning Board to review a local law and zoning text amendment adjusting the time periods and associated costs inherent to the publication, mailing and posting of public hearing notices. James Sansone, Town of Newfane Attorney was present to discuss the referral. Mr. Sansone informed the board that in an effort to streamline the notification process for zoning public hearings, the town is reducing the 10 day mailing rule to 5 days and eliminating the certified mail requirement. The lawn sign posting requirement is also being eliminated but notices will still be published in newspapers. A motion for approval was made by Mr. Sobczyk and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6893 – Town of Newfane – Zoning Text Amendment, Local Law Amendment

Request by the Town of Newfane for the Planning Board to review a local law and zoning text amendment of Chapter 78 to include a Knox-Box rapid entry system for commercial, retail and industrial businesses in the Town of Newfane. James Sansone, Town of Newfane Attorney was present to discuss the referral. Mr. Sansone stated that in the interest of public safety, a new article to the town code will require the installation of Knox-Box rapid entry systems in any newly built or renovated commercial, industrial, or multi-unit residential buildings, as well as in any existing businesses with 20+ employees or 10,000+ sq.ft of space. The law states that systems be placed in the front entrance of the structures and be approved by the fire prevention board. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

No. 6894 – Town of Newfane – Zoning Text Amendment, Local Law Amendment

Request by the Town of Newfane for the Planning Board to review a local law and zoning text amendment setting forth restrictions on artificial lighting and illumination in the Town of Newfane. James Sansone, Town of Newfane Attorney was present to discuss the referral. Mr. Sansone informed the board that the new regulations limit lighting spill on adjacent properties and prohibit light fixtures with concentrated beams of light from being aimed at adjacent homes. Lawn light illumination cannot extend more than two foot-candles over property lines. A motion for approval was made by Mr. Machelor and seconded by Mr. Collard. Unanimous. Carried.

No. 6895 – Town of Porter – Local Law Amendment

Request by the Town of Porter for the Planning Board to review a local law amendment to provide an expedited process for lot line adjustments that do not create new parcels. Peter Jeffery, Code Enforcement Officer for the Town of Porter was present to discuss the referral. Mr. Jeffery stated that the amendment to the Minor Subdivision law is recommended to expedite the review process of land transfers that do not create new parcels. The property owner's application will still be subject to review by the Town of Porter Planning Board which will determine each exempt status on a case by case basis. After reviewing the proposed amendment, board members noted a possible error in verbiage. A motion for approval with the recommendation that the Town of Porter review Attachment A, Local Law 3 of 2023, 165-9, C (a) 4 for verbiage accuracy was made by Ms. Tamburlin and seconded by Mr. Agronin. 5 Yes, 1 Abstained (Collard), Carried.

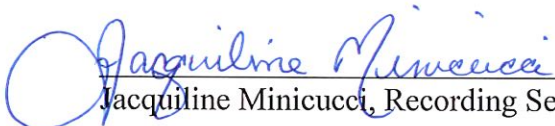
4. Old Business - None

5. New Business –

- a. Board members requested that Mr. Bonafede request Marijuana Regulations as a topic for the Department of State local training in the fall.
- b. The board reviewed the Town of Newfane Inter-Municipal agreement and had no concerns.

6. Adjournment – A motion was made by Mr. Sobczyk and seconded by Mr. Collard to adjourn the meeting at 2:27 p.m. Unanimous. Carried.

Respectfully submitted,


Jacqueline Minicucci, Recording Secretary