



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
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, January 22, 2024 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, James Sobczyk, Mary Jo Tamburlin

Members Absent: Michael Carney, Thomas Ohol, Garret Meal (Ex-Officio)

Staff Present: Nathaniel Bonafede, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:00 pm.
2. Approval of the December 18, 2024 Meeting Minutes – A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6931 – City of Lockport – Area Variance, Site Plan Review

Request by RAS Development I, LLC for the Planning Board to review an area variance request and site plan to allow for the redevelopment of the former F & M Building and adjoining mall into 30 apartment units with first floor commercial/retail units and 23 covered parking spaces located at 116 & 120 Main Street. The property is .82 acres and is zoned B-2, Central Business. Robert Savarino, project developer was present to discuss the project. Mr. Savarino informed the board that the site plan was approved by the City of Lockport and approval for a parking variance from the zoning board of appeals is currently in process. Zoning code requires 60 parking spaces. Mr. Savarino noted that they will provide 22 indoor parking spaces and is working with the municipality on utilizing public and street parking alternatives for additional spots. The parking structure entrance will be on Frontier Place and will require a ventilation system due to its proximity to residential units. 30 upper and lower apartment units are proposed with retail space on the lower floor. The tower portion of the building has historical significance and the restoration has been approved by the State Historic and Preservation Office (SHPO) with tax credit incentives. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Unanimous. Carried.

No. 6932 – City of Lockport – Use Variance

Request by Stitched Development LLC, By Charles Regensburg for the Planning Board to review a use variance request in the R-1, single-family residential district to allow for proposed senior housing, assisted living, rehabilitation and an Urgent care located at 521 East Avenue. The property is 6.19 acres and is zoned R-1, Single-Family Residential. Mark Longo & Ronald Gunner Tronolone, project representatives, were present to discuss the referral. Mr. Longo informed the board that the developer is currently under contract to purchase the site with a contingency for the use variance approval. Mr. Longo stated that the site was a former hospital and the proposed use as a senior care facility is the most cost effective reuse due to adapting to current conditions.

40 Assisted living units, 30 Rehabilitation units, senior independent living and a 24 hour urgent care is proposed. The project will employ approximately 100 people. Board members present had no concerns and noted it was a good reuse of the site. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6933 – City of Niagara Falls – Site Plan Review

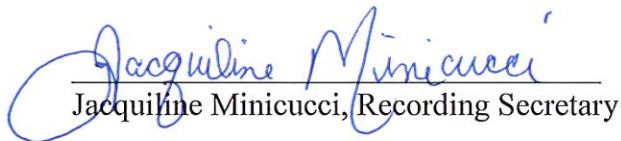
Request by TM Montante Development for the Planning Board to review a site plan for the redevelopment of two abandoned buildings into a mixed use entertainment and event venue with a full-service restaurant, patio, bowling alley, arcade, conference space and six boutique hotel rooms located at 500-518 3rd Street & 503 Main Street. The parcels will be combined for a total acreage of .96 and are zoned C2-A, Traditional Commercial. Byron DeLuke of TM Montante Development was present to discuss the project. Mr. DeLuke stated that the property is close to the downtown area attractions. The existing buildings will be renovated. A SHPO application is in process due to possible historical significance. The renovation plan calls for an upgraded façade, converting the ground floor into a restaurant with private event space and a boutique hotel. An additional building with cross access will be converted into a commercial restaurant with a patio, bowling alley, and arcade. There are 32 parking spaces available which meets code requirements. Mr. DeLuke informed the board that a similar project was developed in Rochester, NY and has had success in transforming the neighborhood. A motion for approval was made by Ms. Tamburlin and seconded by Mr. Collard. Unanimous. Carried.

4. Old Business - None

5. New Business - None

6. Adjournment – A motion was made by Mr. Garrow and seconded by Mr. Agronin to adjourn the meeting at 2:35 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary