



**NIAGARA COUNTY PLANNING BOARD**  
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**Joseph Kibler**  
**Chairman**

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**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, August 21, 2017 – 2:00 p.m.**

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

**Members Present:** Walt Garrow, Chairman Joseph Kibler, Norman Machelor, Vice Chairman Richard Muscatello, James Sobczyk, Garret Meal (ex-officio)

**Members Absent:** Bill Agronin, Robert Bilson, William Paton

**Staff Present:** Amy Fisk, Jacqueline Minicucci

**Others Present:** Timothy Arlington, Mark Lynch, Patricia Lynch

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Machelor seconded by Mr. Garrow to approve the July 17, 2017 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6527 Town of Porter - Zoning Text Amendment**

Request by the Town of Porter for the Planning Board to review a zoning text amendment to permit short term home rentals in zoning districts where single family residences are a permitted use. Mark Lynch and Patricia Lynch, Town of Porter residents, were present to express concerns with the amendment. After discussion, the board decided there was no significant countywide impact but made the following comments: tax implications, changing the character of the neighborhood, consistency with the LWRP town plan, commercial uses in residential areas, and law lacks details. A motion for no significant countywide impact with concerns noted was made by Vice-Chairman Muscatello and seconded by Mr. Garrow. Unanimous. Carried.

**No. 6528 Town of Pendleton – Site Plan Review**

Request by Rick Kech of Dugout Sports Complex Dome for the Planning Board to review a site plan for the construction of a 122' X 98' inflatable dome to cover an existing volleyball court located at 6876-6886 South Transit Road. The property is 45.93 acres and is zoned CO2, Medium Commercial. Tim Arlington on behalf of Dugout Sports Complex was present to discuss the project. The proposed dome will be erected and utilized from Fall to Spring but will be taken down for the summer months. The mechanical inflation device will be located in the rear of the dome. The seasonal structure complies with town code for size and has ample exits. There will be no impact on parking or drainage. A motion for approval was made by Mr. Machelor, seconded by Mr. Sobczyk. Unanimous. Carried.

**No. 6529 Village of Lewiston – Special Permit**

Request by Taylor Crystal for the Planning Board to review a special permit to allow for the construction of a non-permanent deck to the front of a residence which will extend over the property line located at 250 South 1<sup>st</sup> Street. The property is 0.15 acres and is zoned R-1A, Medium Density Residential Single-Family. The planning board lacked a quorum for a formal vote, however, members present questioned if a special use permit was appropriate since the nature of the request is dimensional rather than use based. A motion to return with this comment was made by Vice Chairman Muscatello, seconded by Mr. Garrow. Unanimous. Carried.

**No. 6530 Town of Lewiston – Proposed Local Law**

Request by the Town of Lewiston for the Planning Board to review a proposed new local law regarding light emitting display (LED) or electronic messaging display (EMD) sign requirements and restrictions as stated in Town Code #360-184. The current sign ordinance does not address these types of signs. Ms. Fisk reviewed the new requirements and there were no concerns noted. A motion for approval was made by Mr. Sobczyk, seconded by Mr. Garrow. Unanimous. Carried.

**No. 6531 Town of Lewiston – Proposed Local Law**

Request by the Town of Lewiston for the Planning Board to review revisions to Chapter 40, Town of Lewiston Historic Preservation Law. Ms. Fisk reviewed some minor changes such as the denial review process, application completion deadlines and details on tax reimbursement. There were no concerns noted. A motion for approval was made by Mr. Sobczyk, seconded by Chairman Kibler. Unanimous. Carried.

**No. 6532 Town of Wheatfield – Site Plan Review and Special Permit**

Request by Lori Nicoletti for the Planning Board to review a site plan and special permit request for the construction of a self-storage facility with outdoor recreational vehicle storage located at the southeast corner of Walmore and Lockport Roads. The property is 4.96 acres and is zoned M-1, Light Industrial with Airport Zone One Overlay. The project was tabled at the request of the applicant.

**6533 Town of Cambria – Zoning Text Amendment**

Request by the Town of Cambria for the Planning Board to review a zoning text amendment to modify the Large Scale and Utility Scale Solar Energy Systems law and Small Scale Solar Energy Systems law. The proposed amendment is clarification of the current law, there were no concerns were noted. A motion for approval was made by Mr. Machelor, seconded by Vice Chairman Muscatello. Unanimous. Carried.

4. Old Business
5. New Business – Ms. Fisk stated that topic suggestions for the October 12, 2017 Department of State Planning Board Training were sent to the state and she is awaiting their reply on the availability of instructors.
6. A motion was made by Mr. Machelor, seconded by Mr. Sobczyk to adjourn the meeting at 2:55 p.m. Unanimous. Carried.

Respectfully submitted,

  
Jacquiline Minicucci, Recording Secretary