



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 100
Sanborn, New York 14132
Monday, April 18, 2022 – 2:00 p.m.

Members Present: Bill Agronin, Michael Carney, J. Anthony Collard, Walt Garrow, Norman Machelor, Thomas Ohol, Mary Jo Tamburlin, Garret Meal (Ex Officio)

Members Absent: Joseph Kibler (Ex), James Sobczyk (Ex), Jonathan Welka (Alt),

Staff Present: Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Vice Chairman Garrow at 2:00 p.m.
2. A motion was made by Mr. Agronin and seconded by Mr. Collard to approve the March 21, 2022 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6806 – Town of Lockport – Special Permit, Site Plan Review

Request by T.L. Cannon Management Corporation for the Planning Board to review a special permit request and site plan for the construction and operation of a drive-thru window at the existing Applebee's restaurant located at 5822 S. Transit Road. The property is 2 acres and is zoned B-2, General Business. Robert Blood of Laver-Manguso was present to discuss the project. Mr. Blood stated that the addition will be located on the North side of the building. A 4-car stacking lane will be installed with 2 additional spots that will be utilized if the lane gets congested. All orders will be placed online. There will be landscape islands installed and onsite directional signage. Lighting improvements will be made to the building addition and doorway entrance. There will be no changes to the existing utilities or stormwater system. There is ample parking and all setbacks have been met. A motion for approval was made by Mr. Carney and seconded by Mr. Agronin. Unanimous. Carried.

No. 6807 – Town of Somerset – Site Plan Review

Request by CIR Electrical Construction Corporation for the Planning Board to review a site plan for the construction and operation of a 21.6 kW ground mounted residential solar energy system located at 9135 Coleman Road. The property is 31.09 acres and is zoned A, Agricultural. Kevin Wagner of CIR Electrical was present to discuss the project. Mr. Wagner stated that the solar array is for personal consumption only. An existing barn will be demolished to allow for the installation. The Tier 2 ground mounted solar panels are 66'L x 17'D x 12.3H. All setback requirements have been met and there are no visual impacts to the surrounding area. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6808 – Town of Pendleton – Zoning Text Amendment

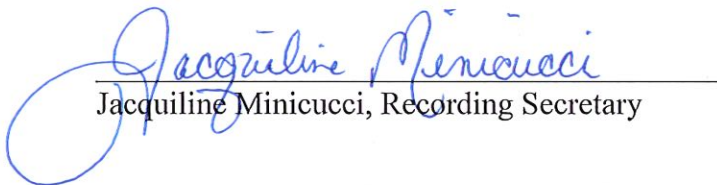
Request by the Town of Pendleton for the Planning Board to review Local Law 2 of 2022 which incorporates revisions to various sections of the Code of the Town of Pendleton, sections of Chapter 247 Zoning Code, and a fee schedule. Joe McCaffrey, Town of Pendleton Planning Board Chairman was present to discuss the referral. Mr. McCaffrey informed the board that the revisions were needed to bring the code up to date in conformance with the New York State Town Law and eliminate existing inconsistencies. SEQR is in process. The board had no concerns. A motion for approval was made by Mr. Machelor and seconded by Mr. Carney. Unanimous. Carried.

No. 6809 – City of Niagara Falls – Site Plan Review

Request by Verizon Wireless for the Planning Board to review a site plan for modification of the existing rooftop telecommunications equipment at 151 Buffalo Avenue. Existing equipment will be swapped out and four new antennas will be added. The property is 2.28 acres and is zoned R4, Heritage District. Marc Sementa of Airosmith Development was present to discuss the project. Mr. Sementa stated that 8 existing rooftop antennas will be replaced with new ones and an additional 4 will be installed for better reliability and enable 5G capability. A motion for approval was made by Mr. Collard and seconded by Mr. Agronin. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – Ms. Fisk informed the board that an in-person training this year is unlikely and recommended that board members seek online and other trainings offered in order to meet their 4 hour requirement.
6. *Adjournment* – A motion was made by Mr. Collard and seconded by Ms. Tamburlin to adjourn the meeting at 2:21 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary