



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

**Joseph Kibler**  
**Chairman**

**Phone: (716) 278-8750**  
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**MEETING AGENDA**  
**Niagara County Planning Board**  
**6311 Inducon Corporate Drive – Suite 100**  
**Sanborn, New York 14132**  
**Monday, January 24, 2022 – 2:00 p.m.**

<https://niagaracounty.webex.com/niagaracounty/j.php?MTID=m748b21c7704af13abf7da27a1235ca79>

**Niagara County Planning Board Members**

___ Bill Agronin	___ Walt Garrow	___ Thomas Ohol
___ Michael Carney	___ Joseph Kibler	___ James Sobczyk
___ J. Anthony Collard	___ Norman Machelor	___ Mary Jo Tamburlin
___ Garret Meal - Dept. Public Works (Ex-officio)		___ Jonathan Welka (Alt)

**Economic Development Staff – Amy Fisk, Jacqueline Minicucci**

1. Call to Order
2. Approval of the December 20, 2021 Meeting Minutes
3. Niagara County Planning Board Referrals

**No. 6788 – Town of Niagara – Area Variance, Site Plan Review**

Request by Wayside Nursery for the Planning Board to review an area variance and site plan review for demolition of an existing building and construction of a 2,100 sq.ft. pole barn in the same building footprint 5 ft. from the property line. The property is 4 acres and is zoned B-1, General Business.

**No. 6789 – Town of Wilson – Area Variances, Special Permit**

Request by Boatyard Marina, LLC for the Planning Board to review area variances and a special permit request to allow for the construction of 10 townhomes located at 61-1 Harbor Street. Area variances are needed for lot area, minimum lot width/size, lot coverage, open space, and setbacks. The property is 0.53 acres and is zoned WC, Waterfront Commercial.

**No. 6790 – Town of Somerset – Zoning Text Amendment**

Request by the Town of Somerset for the Planning Board to review a zoning text amendment of Local Law Article XXII, Chapter 205, Solar Energy Systems. Changes were made to the version reviewed in November 2021.

**No. 6791 – Town of Lockport – New Zoning Ordinance, Extend Solar Moratorium**

Request by the Town of Lockport for the Planning Board to review a six-month extension of the current solar moratorium law. The current moratorium expires February 6, 2022.

4. Old Business
5. New Business

## 6. Adjournment