

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING FOR 5535 PORTER, LLC

August 8, 2016

3:00 P.M.

Taken at: NIAGARA FALLS CITY HALL
745 Main Street
Room 117
Niagara Falls, New York

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

PRESENT: SUSAN LANGDON,
As Hearing Officer.
Niagara County Industrial
Development Agency,
Director of Projects and Finance.

REPORTED BY: DAWN M. SITERS,
Court Reporter.

ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

INDEX TO SPEAKERS

<u>WITNESS</u>	<u>PAGE</u>
Thomas DeSantis.....	3

MS. LANGDON: Good afternoon.

My name is Susan Langdon, Director of Projects and
Finance for the Niagara County Industrial Development
Agency. I will be serving as hearing officer for
this public hearing. It is now three o'clock.

The purpose of this hearing is to
solicit comments, both written and oral, on the 5535

1 Porter, LLC Project.

2 The Applicant will renovate
3 properties at 5535 Porter Road in the City of
4 Niagara Falls and 5555 Porter Road in the Town of
5 Niagara, and construct a 60,000 square foot building
6 which will connect the two buildings.

7 I have copies available of the
8 project's cost/benefit analysis, project summary and
9 project application up on the table here.

10 Comments can be in support of, or
11 in opposition to, or on the nature or location of
12 the project. All comments are to be limited to this
13 project only.

14 Everyone has a copy of the Notice
15 of Public Hearing, so I'm going to forgo reading it
16 at this time.

17 I will now open the hearing for
18 comments. Please remember to give your name,
19 address and organization you may represent. Direct
20 all comments to the chair, and your comments should
21 be made on this project only.

22 Does anyone wish to speak?

23 THOMAS DESANTIS: I do.

1 MS. LANGDON: Mr. DeSantis.

2 THOMAS DESANTIS: Thomas

3 DeSantis. I'm Acting Director of Planning,
4 Environmental Services and Economic Development for
5 the City of Niagara Falls. And I would just say
6 that we're in general support of the project.

7 But I do note in the Public
8 Hearing Notice that the project will undertake
9 60,000 square feet of building construction. That
10 construction will connect the two existing buildings
11 that are on the site, which creates a situation
12 where at least one of the buildings is in the City
13 of Niagara Falls, and the other building is in the
14 Town of Niagara. And there may or may not be issues
15 with regards to those connections, particularly
16 building code issues.

17 In the City of Niagara Falls new
18 construction may also require a site planning view
19 and approval for the use of the property for the
20 project on that property. I will refer to the
21 General Zoning classification as C3, general
22 commercial. The purpose of the district is to allow
23 an intense and large-scale combination of

1 residential, commercial businesses and mixed-uses.

2 This zone is predominantly
3 automobile-oriented, with focus on accessibility to
4 high-traffic corridors and servicing a regional
5 market. Limited light industrial uses may be
6 permitted, providing such development includes a
7 significant commercial component.

8 Residential uses allowed in the
9 district are limited to apartment and town house
10 style structures. These districts are intended to
11 ensure that adjacent residential areas are protected
12 from traffic, lighting, noise and other nuisances
13 related to non-residential uses. Overall,
14 development shall be aesthetically pleasing, with
15 appropriate and landscaped elements, including
16 parking areas, which are covered under the Site Plan
17 Review Requirements, which is Chapter 1324.

18 So that's a long way of saying
19 that there may or may not be a zoning issue, and
20 that you may or may not have to submit for a site
21 plan review of the proposed project.

22 MS. LANGDON: Okay. Thank
23 you. Does anybody else wish to speak?

1 Okay. There being no other
2 speakers, I'll call the meeting to a close. It's
3 3:05 P.M. Thank you.

4

5

* * * *

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23