



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 AGENDA

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, December 15, 2025 – 2:00 p.m.

Niagara County Planning Board Members:

____ William Agronin	____ Walter Garrow	____ Thomas Ohol
____ Michael Carney	____ Joseph Kibler	____ James Sobczyk
____ J. Anthony Collard	____ Norman Machelor	____ Mary Jo Tamburlin
____ Garret Meal - Dept. Public Works (Ex-officio)	____ Vacant (Alt)	

Economic Development Staff – Nathaniel Bonafede, Margit Denning

1. Call to Order
2. Approval of the November 17, 2025 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 7020 – Town of Cambria – Use Variance

Request by RIC Development, LLC for the Planning Board to review a use variance to allow for the location of a Tier 3 stand-alone 5MWac battery energy storage system with a footprint of approximately 1.3 acres on the property at 5147 Lockport Road. The property is 18.6 acres and is zoned B-2 General Business.

No. 7021 – Town of Wheatfield – Special Use Permit

Request by Walter S. Mayes for the Planning Board to review a special use permit to allow for the construction of a 2,240 sq. ft. storage barn at 2047 River Road. The structure will be utilized by the existing auto repair business on the property. The property is 0.86 acres and is zoned C-1 Commercial.

No. 7022 – City of Niagara Falls – Site Plan Review

Request by Jason Davidson for the Planning Board to review a retroactive site plan pertaining to an existing pole barn constructed at 672 102nd Street. The property is 3.88 acres and is zoned I-1 Business Park.

No. 7023 – Town of Wheatfield – Zoning Map Amendment

Request by the Town of Wheatfield for the Planning Board to review a proposal to rezone 15 lots near River Road and Wildwood Parkway from Commercial (C-1) to Residential Waterfront (R-W). The rezoning would allow for continued residential use of the properties and would bring them into conformance with the Town's adopted Local Waterfront Revitalization Program.

No. 7023 – Town of Newfane – Site Plan Review and Special Use Permit

Request by UGE International for the Planning Board to review an amended site plan and special permit request pertaining to the 5 megawatt (MW) solar farm proposed at 6260 Drake Settlement Road. Changes to site access have been made. The property is 60.2 acres and is zoned Rural Residential.

4. Old Business
5. New Business
 - a.) Correspondence Review – SEQR Lead Agency Designation

Adjournment