



**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  
Fax: (716) 278-8757

**MEETING MINUTES**

**Niagara County Planning Board**  
**6311 Inducon Corporate Drive – Suite One**  
**Sanborn, New York 14132**  
**Monday, April 21, 2025 – 2:00 p.m.**

**Members Present:** William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Thomas Ohol, Mary Jo Tamburlin

**Members Absent:** Michael Carney (Ex), Norman Machelor (Ex), James Sobczyk (Ex), Garret Meal (Ex-officio)

**Staff Present** – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 1:57pm.
2. Approval of the March 17, 2024 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Ms. Tamburlin. Unanimous. Carried.
3. Niagara County Planning Board Referrals

**No. 6986 – Town of Lockport– Local Law Amendment**

Request by the Town of Lockport for the Planning Board to review a Local Law Amendment to allow for the addition of "Small Business Development/Incubation Park" as a use allowed by Special Use Permit in the Local Business (B-1) District. Pat Dufour, Deputy Supervisor for the Town of Lockport, was present to discuss the amendment. Ms. Dufour explained that Incubation Parks have become very popular for small businesses and that several developers have requested approval for them. The amendment to the Local Business (B-1) code will allow for pole barn type structures containing multiple 1,000-1,400 sq. ft. units, each consisting of an overhead garage door, a man door, and windows. Restaurants, retail space, and other types of business uses that generate more than four visits per hour on average are prohibited from locating within the parks. Mr. Garrow asked if these types of structures will be in areas of concentration or throughout the district. Ms. Dufour explained that they will not be continuous nor specific. A motion for approval was made by Ms. Tamburlin and seconded by Mr. Agronin. Unanimous. Carried.

4. Old Business – None
5. New Business – Correspondence Review - Town of Niagara Projects + SEQR
  - a.) The Board reviewed correspondence sent by the Town of Niagara Planning Board regarding a proposed Solar Project at 8924A Porter Road.
    - a. Mr. Bonafede explained that the project is listed as a New Business item because it had not been officially referred to the County, and that the Board will not be officially reviewing the project at this time.
    - b. The board discussed the project's proximity to the Niagara Falls International Airport. Mr. Bonafede informed the board that the project has been referred to the NFTA and NFARS for review and has received an FAA Determination of No Hazard to Air Navigation.
  - b.) Mr. Bonafede informed the board of SEQR Lead Agency correspondence received from the Town of Niagara Planning Board for the 8924A Porter Road project.
  - c.) The Board reviewed correspondence sent by the Town of Niagara Planning Board regarding a proposed 3,432 sq. ft. Chase Bank Building at 1577 Military Road.

- a. Mr. Bonafede explained that the project is listed as a New Business item because it had not been officially referred to the County, and that an official review is not required at this time.
- b. The board discussed the project's location within the Wegmans parking lot. Mr. Bonafede indicated that according to the plans, the site will be accessed from the parking lot and not directly from Military Road.

Adjournment – A motion to adjourn the meeting was made by Mr. Garrow and seconded by Mr. Collard at 2:12 pm. Yes 6, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary