



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, May 19, 2025 – 2:00 p.m.

Niagara County Planning Board Members:

_____ William Agronin	_____ Walter Garrow	_____ Thomas Ohl
_____ 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 April 21, 2025 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 6987 – Town of Cambria– Site Plan Review

Request by Robert Laubacker for the Planning Board to review a Site Plan to allow for the construction of an office building and shop relative to the operation of a light industrial business on Lockport-Junction Road. The project involves the construction of a 6,000sf warehouse and 3,360sf office style structure for use by a construction company, as well as up to three additional structures containing small office and storage spaces to be rented out. The property is 7.4 acres and is zoned I-1 Industrial.

No. 6988 – City of Lockport – Minor Subdivision, Area Variance

Request by Robert Soemann and Second Niagara, LLC for the Planning Board to review a minor subdivision and area variance request for the 8.89 acre property at 616 West Avenue. The property is to be subdivided into two separate parcels. The northern parcel will contain the existing multi-commercial operation located on the site, and the southern parcel will continue to be used for self-storage and automotive service. Four area variances are required in order to bring the existing buildings into conformance with City Code. The property is zoned GI – General Industrial.

No. 6989 – Town of Niagara – Site Plan Review, Special Use Permit

Request by Carson Power for the Planning Board to review a Site Plan and Special Use Permit to allow for the construction of a 10 Megawatt Tier 4 community solar project on multiple properties located at 8924A Military Road. The project covers 36.71 acres and the site is zoned B-1 General Commercial and R-1 One Family Residential.

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

b.) Orleans County Land Use Training – Tuesday, June 17, 2025

Adjournment