



**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 One**  
**Sanborn, New York 14132**  
**Monday, July 21, 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 June 16, 2025 Meeting Minutes
3. Niagara County Planning Board Referrals

**No. 6996 – Village of Barker – Moratorium**

Request by the Village of Barker for the Planning Board to review a local law establishing a moratorium on utility-scale solar energy system installations and utility-scale electrical energy storage device systems within the Village for a period of eight months.

**No. 6997 – Town of Cambria – Site Plan Review**

Request by Mike Wasik for the Planning Board to review a site plan to allow for the construction of an additional 50' x 120' tenant storage building on the property located at 4947 Lockport Road. The property is 3.76 acres and is zoned B-2 General Business.

**No. 6998 – Town of Newfane – Site Plan Review and Special Use Permit**

Request by UGE International for the Planning Board to review a site plan and special use permit to allow for the construction of a 5 megawatt solar farm on a portion of the parcel located at 6260 Drake Settlement Road. The property is 60.2 acres and is zoned RR Rural Residential.

**No. 6999 – City of Niagara Falls – Site Plan Review**

Request by Carmina Wood Design for Brewtopia NY-165, LLC for the Planning Board to review a site plan to allow for the construction of a "7-Brew" restaurant with two drive thru lanes and associated infrastructure at 7210 Niagara Falls Boulevard. The property is 7.64 acres and is zoned C-3 Commercial.

**No. 7000 – City of North Tonawanda – Site Plan Review**

Request by Kevin Hughes II for the Planning Board to review a site plan to allow for the construction of a 2-story mixed use building with residential apartments consisting of 2 and 3 bedrooms, commercial storefronts, and a tenant storage area located at 122 Webster Street. The property is 0.38 acres and is zoned D-1 Traditional Downtown Subarea.

**No. 7001 – Town of Somerset – Local Law Amendment**

Request by the Town of Somerset for the Planning Board to review a local law amendment to the Battery Energy Storage Systems (BESS) Code modifying the definition of an Uninterruptible Power Supply (UPS) system and providing a process for obtaining a special use permit to operate a UPS system under certain conditions.

**No. 7002 – Town of Cambria – Zoning Text Amendment**

Request by the Town of Cambria for the Planning Board to review a zoning text amendment to update the Town's zoning code as part of the Town of Cambria Code updates.

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

Adjournment