



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 AGENDA

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, January 26, 2026 – 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 December 15, 2025 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 7025 – City of North Tonawanda – Site Plan Review

Request by People, Inc. for the Planning Board to review a site plan pertaining to the conversion of the DeGraff 5-story, former hospital bed tower at 445 & 452 Tremont Street into residential senior housing. The property is 1.75 acres and is zoned RC, Residence-Restricted Business.

No. 7026 – Town of Lockport – Area Variance, Use Variance, Special Use Permit, and Site Plan Review

Request by Transit Car Wash for the Planning Board to review an area variance, use variance, special use permit and site plan to allow for the replacement of the existing car wash at 5673 South Transit Road with a new 5,040 sq. ft. car wash tunnel. The car wash development will occupy two parcels. The project also includes the construction of a 1,000 sq. ft. convenience store. The existing auto service and detail shop will remain. The project site is 2.55 acres. The main parcel is zoned B-2 General Business, and the secondary parcel is zoned R-1 Single Family Residential.

No. 7027 – Village of Barker – New Local Law

Request by the Village of Barker for the Planning Board to review a new Local Law regulating Battery Energy Storage Systems.

No. 7028 – Town of Cambria – Moratorium

Request by the Town of Cambria for the Planning Board to review a proposed moratorium on the processing, permitting and/or construction of all Utility-Scale Electrical and Battery Energy Storage Systems (whether or not developed in conjunction with a Solar Energy production component) within the Town of Cambria for a period of nine (9) months.

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

Adjournment