



## 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:**

<input type="checkbox"/> William Agronin	<input type="checkbox"/> Walter Garrow	<input type="checkbox"/> Thomas Ohol
<input type="checkbox"/> Michael Carney	<input type="checkbox"/> Joseph Kibler	<input type="checkbox"/> James Sobczyk
<input type="checkbox"/> J. Anthony Collard	<input type="checkbox"/> Norman Machelor	<input type="checkbox"/> Mary Jo Tamburlin
<input type="checkbox"/> Garret Meal - Dept. Public Works (Ex-officio)		<input type="checkbox"/> 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