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, October 19, 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 September 21, 2026 Meeting Minutes

3. Niagara County Planning Board Referrals

No. 7079 – Town of Lockport – Site Plan
Request by Mark Zimmerman for the Planning Board to review a site plan to allow for construction of an accessible baseball field and connection of stormwater to an existing drainage inlet at 6520 Lincoln Ave. The property is 0.45 acres and is zoned B1, Local Business Use District.

No. 7080 – Town of Pendleton – Site Plan, Special Use Permit
Request by Lockport, LLC for the Planning Board to review a site plan to allow for the installation of a 4MW battery energy storage system consisting of two Fluent Smart Stack batteries & support infrastructure on the property located at the corner of Robinson Road and Meadow Lane (SBL #137.00-2-12). The property is 25.5 acres total and the project is within the Medium Commercial zoning district.

No. 7081 – City of North Tonawanda – Zoning Text Amendment
Request by Walmart, Inc. for the Planning Board to review a site plan to allow for the construction of a 1,618 sq. ft. convenience store and a fuel station within the existing Walmart parking lot at 886 Niagara Falls Blvd. The property is 27.3 acres and is M-1, Light Manufacturing District.

No. 7082 – Town of Niagara – Special Use Permit
Request by Ronald Kuntz for the Planning Board to review a special use permit to allow the applicant to operate a landscaping business out of a detached garage on the property at 7800 Packard Road. The property is 2.9 acres and is zoned NR, Neighborhood Residential.

No. 7083 – Town of Porter – Zoning Text Amendment
Request by the Town of Porter for the Planning Board to review a Zoning Text Amendment regarding event/banquet centers.

No. 7053 – Previously Withdrawn Referral, Town of Porter – Area Variance, Special Use Permit, Site Plan Review
Request by the Town of Porter for the Planning Board to review an Area Variance, Special Use Permit, and Site Plan to allow for the construction and operation of a 155' wireless telecommunications tower (plus 4'

lightning rod) and associated improvements located at 2901 Dickersonville Road. The project area is 2,500 sq. ft. and is zoned RA, Rural Agricultural.

No. 7084 – Town of Cambria – Site Plan Review
Request by Tyler Booth for the Planning Board to review a Site Plan to allow for construction of an addition to the existing museum, as well as for on-site parking improvements at 5182 Ridge Road. The property is 5 acres and is zoned PDD Planned Development District.

No. 7085 – Town of Cambria – Moratorium Extension
Request by the Town of Cambria Town Board for the Planning Board to review a Local Law extending the existing 9 month Moratorium on Utility-Scale BESS Systems within the Town for an additional 9 Months.

4. Old Business

5. New Business –

   Correspondence
   NYSDOS Training Seminar: Wednesday, October 21, 2026

Adjournment