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, November 16, 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 October 19, 2026 Meeting Minutes

3. Niagara County Planning Board Referrals

No. 7086 – Town of Wheatfield – Site Plan Review
Request by Jim Fittante for the Planning Board to review a site plan to allow a new 6,280 sq. ft. addition to an existing 4,795 sq. ft. daycare and to expand the parking lot. The property is located at 7334 Townline Road, is 1.97 acres, and zoned M1 Light Industrial District.

No. 7087 – City of Lockport – Special Use Permit
Request by Thomas P. Maxwell for the Planning Board to review a Special Use Permit to allow a licensed cannabis dispensary at the storefront located at 144 Main Street. The property is 0.14 acres and is zoned MU-D Mixed Use – Downtown.

No. 7088 – City of Niagara Falls– Zoning Text Amendment
Request by the City of Niagara Falls for the Planning Board to review Amendments to the City's Zoning Ordinance to incorporate regulations for the installation, use and siting of Battery Energy Storage Systems (BESS).

No. 7089 – Town of Lewiston – Moratorium
Request by the Town of Lewiston for the Planning Board to review a New Local Law establishing a six (6) month moratorium on the approval of all new downstream sewer capacity analyses within the Town to facilitate the development of a comprehensive townwide inflow and infiltration reduction and sewer infrastructure management plan.

No. 7090 – Town of Niagara – Special Use Permit
Request by the Bobbi Jo Gibson for the Planning Board to review a Special Use Permit to allow for the operation of a seasonal crafting business out of the home located at 3344 Wildwood Drive. The property is 0.37 acres and is zoned NR Neighborhood Residential.

No. 7091 – Village of Wilson – Moratorium
Request by the Village of Wilson for the Planning Board to review a moratorium on the processing, approval, and permitting of data centers, artificial intelligence data centers, and high-density computing facilities with the Village of Wilson for a period of nine months.

4. Old Business

5. New Business –

   Correspondence – Notice of Lead Agency Designation
   2027 Board Member Term Renewals

Adjournment