



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
6311 INDUCON CORPORATE DRIVE
SANBORN, NEW YORK 14132

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MEETING MINUTES

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, April 20, 2026 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, Thomas Ohol, James Sobczyk, Mary Jo Tamburlin, Garret Meal (Ex-officio)

Members Absent: Michael Carney

Staff Present – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 2:00 pm.
2. Approval of the March 16, 2026 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 7039 – City of Lockport – Special Use Permit

Request by David Tetrault for the Planning Board to review a Special Use Permit to allow for the reuse of the previous funeral home building located at 186 East Avenue as a short term rental residence. The property is 0.37 acres and is zoned MU-N Mixed Use Neighborhood. Mr. David Tetrault was present to discuss the project. He explained the Victorian home is in good condition. It was once a single family residence and the project will convert the funeral home back to a single family, four bedroom residence to be used for short term rentals. There will be no alterations to the property and there is enough parking for the intended use. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 7040 – City of Lockport – Special Use Permit

Request by David Tetrault for the Planning Board to review a Special Use Permit to allow for the reuse of the previous restaurant building located at 326 West Avenue as a short term rental residence. The property is 0.83 acres and is zoned MU-N Mixed Use Neighborhood. Mr. David Tetrault was present to discuss the project. He explained the property was an eight room bed & breakfast with two bathrooms. It has been converted to 5 bedrooms with 5 bathrooms. The former restaurant dining rooms will be used for two dining rooms and two living rooms. Mr. Agronin inquired about the scope of the work. Mr. Tetrault explained the interior work has been in progress for the past year and a half. No exterior work is planned except for painting. There will be no change to the footprint. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 7041 – Town of Niagara – Site Plan Review, Area Variance

Request by Doug Feyes of Carmina Woods Design for the Planning Board to review a site plan and area variances to allow for the construction of a multi-family housing development consisting of 92 three bedroom units with attached garages. The project would be located on Lockport Road near Tuscarora Road, adjacent to the Tim Hortons and Dollar General developments, and will occur on three separate unnumbered properties. The project area is 8.75 acres and the properties are zoned N-MU Neighborhood Mixed Use. There was no representative present to discuss the project. Board members expressed concern about the project's location, including its proximity to the air reserve station. They also expressed concern about the location of dwelling units within the fall radius of the adjacent cell tower, and that only one entrance/exit is proposed for a development of this size. Mr. Bonafede informed the Board that the Town of Niagara requested a traffic study from the applicant. As such, the current application is incomplete. A motion to table

the project until the completed traffic study is received was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

No. 7042 – Town of Niagara – Site Plan Review

Request by Mike Ventry and Thomas Shelberg for the Planning Board to review a site plan to allow for the construction of four new 12,000 square foot buildings for leasing space to small commercial contractors, located at 3214 Haseley Drive. The property is 8.67 acres and is zoned MI Mixed Industrial. Tom Shelberg and Mike Ventry were present to discuss the project. Mr. Shelberg explained each building has ten bays. Each bay is fifty feet deep, has an overhead door, a small office, a bathroom, and will house materials and goods for small contractors. Approval of the septic system is pending. The Health Department has approved the water main connection. A fire hydrant will be added to comply with fire code. Mr. Kibler inquired about the materials of the structure. Mr. Shelberg stated the framing will be wood and the exterior siding panels and roof will be metal. Mr. Agronin inquired about heat and electricity. Mr. Shelberg explained there will be electricity; the heat will abide by the energy code and will be sufficient for storage. Mr. Ohol inquired about specific uses for the bays. Mr. Shelberg explained there will not be any outdoor storage. Mr. Ventry added each bay has sufficient storage for a truck and pallets of materials. Mr. Garrow, noting the project's proximity to the airbase, inquired about the height of the buildings and asked if there are limitations to what can be stored inside the buildings, specifically combustible materials. Mr. Shelberg stated that the buildings' height is 26'. Mr. Ventry explained that each tenant will be required to provide a tenant space plan to the Town, and tenant spaces will be subject to inspection. Moderate to high hazard tenants will not be accepted subject to inspection. Mr. Shelberg stated that the project had been referred to NFARS for review, who commented about the Stormwater Pollution Prevention Plan and requested that security cameras be directed downward. The project infringes on the 100' buffer zone for wetlands. Mr. Bonafede inquired if they have applied for NYSDEC and USACE wetland permits. Mr. Shelberg explained that they have applied for and will obtain the necessary permits. He also mentioned that the airbase would be concerned about the addition of trees or ground cover that would attract nesting birds. The proposed stormwater retention areas are designed to be dry. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 7043 – Town of Cambria – Site Plan Review

Request by the Kirk Totten for the Planning Board to review a site plan to allow for the addition of business use to the public (Kirks Classics and Motorsports) repair and sales in existing building currently in use for personal storage, with future proposed addition and future building for storage in rear. The property is located at 5930 Campbell Boulevard, is 1.03 acres and is zoned B2 General Business District. Kirk Totten was present to discuss the project. He explained that the property is currently being used for storage. He is looking to establish a classic car restoration business in the existing building. A second building is proposed to be constructed at a later date. Mr. Totten explained that there are no immediate plans for constructing the future building but it is included in the plan to eliminate the need to apply for it in the future. This building will be located in the rear of the property and will be used for storage. A small addition to the current building will be used for a showroom. The use is allowed by code. A motion for approval was made by Mr. Ohol and seconded by Mr. Agronin. Unanimous. Carried.

No. 7044 – Village of Wilson – Local Law Amendment

Request by the Village of Wilson to review an amendment to Local Law Chapter 178 to Regulate Battery Energy Storage Systems within the Village of Wilson. Mayor Greg Martin was present to discuss the amendment. He explained that 18 months ago a Battery Energy Storage System (BESS) moratorium was approved by the Niagara County Planning Board, and the Village is now ready to move forward with the BESS law. It is consistent with NYSERDA's BESS model law. Mr. Martin explained that the law restricts BESSs to the Village's industrial zoning district. Mr. Garrow commented that the Village should consider adding a clause requiring an assessment of water availability for firefighting as part of BESS project applications. Mr. Bonafede mentioned that he will share examples of how this has been integrated into other BESS laws. He added that he noticed a few terms within the law's "definitions" section that are not mentioned in subsequent sections. Mr. Martin explained that these may have been accidentally left in from previous draft versions. A motion for approval with comments noted was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

5. New Business – Notice of SEQR Lead Agency designation by the Town of Wheatfield Planning Board regarding an expansion project being undertaken by Saint Gobain Industrial Ceramics, located on Walmore Road. Mr. Bonafede explained that a new facility is being built. A portion of the existing building, 345,000 square feet, has been taken down and will be replaced with a new 90,000 square foot building in the rear. Mr. Garrow noted The Town Planning Board should be aware of potential ground contamination migration from surrounding properties and the necessity for DEC involvement.

Adjournment – A motion to adjourn the meeting was made by Mr. Garrow and seconded by Ms. Tamburlin at 2:37 pm. Yes 8, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary