



**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**  
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**MEETING AGENDA**

**Niagara County Planning Board**  
**6311 Inducon Corporate Drive – Suite One**  
**Sanborn, New York 14132**  
**Monday, May 18, 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 April 20, 2026 Meeting Minutes
3. Niagara County Planning Board Referrals

**No. 7045 – Town of Royalton – Zoning Map Amendment**

Request by Fernando Spadafora for the Planning Board to review a Zoning Map Amendment to rezone the property located at 7600 Rochester Road to R, One- and Two- Family Residential. The property is 0.64 acres and is currently zoned B, Business.

**No. 7046 – City of Lockport – Zoning Map Amendment**

Request by PathStone Development Corporation for the Planning Board to review a Zoning Map Amendment to rezone the property located at 26 Market Street to MU-D, Mixed Use Downtown. The property is 0.88 acres and is currently zoned MLI, Mixed Light Industrial.

**No. 7047 – City of Lockport – Area Variance**

Request by Hurren Properties, LLC for the Planning Board to review an Area Variance associated with a minor subdivision and lot combination request at 598/600 West Avenue. The proposal creates a property with 68% impervious surface coverage, where the zoning code permits a maximum of 50%. The properties are 3.44 acres total and are zoned GI, General Industrial.

**No. 7048 – Town of Niagara – Special Use Permit**

Request by Henry Parker for the Planning Board to review a Special Use Permit to allow for the reuse of the building located at 3319 Hyde Park Boulevard as an auto repair garage with an accessory use of auto sales. The property is 0.62 acres and is zoned MR, Mixed Residential.

**No. 7049 – Town of Niagara – WITHDRAWN**

**No. 7050 – Town of Lewiston – Special Use Permit and Site Plan Review**

Request by the Tim Crilly, Park Grove Realty for the Planning Board to review a Special Use Permit and Site Plan to allow for the construction of five 5,500 sq. ft., 10-unit apartment buildings, a 2,292 sq. ft. clubhouse, and surface parking. Additional improvements include proposed stormwater management areas, a playground, and sidewalks throughout for pedestrian connectivity. The property is located at 2835 Saunders Settlement Road, is 7.59 acres and is zoned B, General Business District.

4. Old Business

5. New Business

- Correspondence

Adjournment