



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 MINUTES
Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, May 18, 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,

Members Absent: Michael Carney, Garret Meal (Ex-officio)

Staff Present – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 2:00 pm.
2. Approval of the April 20, 2026 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Ms. Tamburlin. Unanimous. Carried.
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. Mr. Spadafora was present to discuss the project. He stated that he lives on the property. He wants to sell but is unable to do so because potential buyers are unable to secure financing due to inconsistency between the zoning and the actual use of the property. Mr. Bonafede explained the building was originally a business that was fully converted to a residential home. It is the only property zoned business amongst residential zoned properties to the north, south, and west. A few businesses exist to the east. The proposed rezoning will bring the property into conformance with its current use. The Board had no concerns. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

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. Matt Tomlinson of Marathon Engineering, along with Charlie Oster, Robert Kocher, and Joshua Fraass from PathStone Development Corporation, were present to discuss the project. Mr. Tomlinson provided a brief background of the proposed project at 8 Market Street and the reasoning behind this rezoning request for the 26 Market Street property. He explained that the boundary between the two properties sits against the back wall of the Bewley Building. They are proposing to construct a small building addition which requires them to amalgamate the two properties since the addition cannot cross onto a separate property. 8 Market Street is currently zoned Downtown Mixed Use, while 26 Market is zoned Mixed Industrial. The zoning would have to be consistent to avoid creating a split zoned lot. The applicant is requesting that 26 Market Street be rezoned to Mixed Use Downtown in order to proceed with the parcel combination, and to ensure that the property is properly zoned in preparation for the future project. The Board inquired about the current status of the rezoning request in the local review process. Mr. Tomlinson stated that the request will be reviewed by the City Planning Board and then the Lockport Common Council will have final approval authority. Mr. Bonafede presented the following correspondence received with regards to the request:

- A letter from City of Lockport Mayor John Lombardi III, dated May 18, 2026. The letter indicates strong opposition to referral #7046 and references a previous resolution passed by the Common Council.

- The referenced resolution, adopted August 27, 2025. The resolution states the Common Council's opposition to the Bewley Building project and provides an overview of their concerns.

Board members noted that the request currently under consideration is the rezoning of the adjacent parking lot property, and not the Bewley Building project itself. The Bewley Building project would be reviewed as part of a separate site plan referral. Board members also noted that the resolution is not an official project denial, but it is an indicator of strong opposition.

Final approval authority lies with the Common Council. It is a continuation of an existing zoning district. Ms. Tamburlin asked about current ownership. Mr. Fraass explained that PathStone has a purchase and sale agreement with the current owner. The agreement is to purchase the building and parking lot upon a finance closing of the project. Mr. Tomlinson added they have a letter of support from the current owner and community outreach has been conducted. Mr. Bonafede reviewed the voting options available to the Board. A motion to conclude that the rezoning request has no significant Countywide nor inter-community impacts was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

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. Greg Pope was present to discuss the project. Mr. Pope stated that an auto sales and repair business operates on the two properties. The business consists of two buildings, one on each property. The plan is to merge the two parcels and then subdivide the rear portion of the 598 West Avenue parcel, which would then be sold off. The newly created front parcel would exceed the maximum impervious surface requirement, necessitating the variance. It was noted that no additional impervious surface will be created, and the variance is the result of a reduced parcel size. The Board also noted that a landlocked parcel without access would be created. Mr. Pope explained there is a contingent deal to sell that parcel to the owner of the adjacent property with frontage on Richfield Street. Mr. Bonafede added that the subdivision request is not subject to County review. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Ohol. 6 yes, 2 no (Garrow, Machelor). Motion passed.

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. The property is currently vacant and was formerly used for auto repairs and sales. The Town recently underwent a comprehensive rezoning; auto repair/sales was an allowed special use under the site's previous zoning but it is prohibited under its current zoning. The Town of Niagara Planning Board had recommended approval of the special permit and has no concerns with the project. Board members noted little concern over the site being used for auto repair and sales given its history and the presence of similar uses in the immediate vicinity, but did express concern over the town acting contrary to its zoning code. Mr. Bonafede advised that the Board could consider ruling that the request has no intermunicipal or countywide impact and note their concerns in the decision. A motion for approval was made by Mr. Ohol and seconded by Mr. Sobczyk. 5 yes, 3 no (Garrow, Machelor, Agronin). Motion passed.

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. Tim Crilly and Cole Overhoff were present to discuss the project. Mr. Overhoff described the project, which consists of 50 total apartment units in five buildings. It is considered a workforce housing development, targeting families with an annual income of up to \$66k. Each residential building will be two stories. The proposed clubhouse is one story. There will be 2 on-site staff members. The driveway lines up with the traffic signal at NY-31 and Buffalo Street, and a signal facing the driveway will be added. The traffic study recommends a shared northbound left turn and

through lane on Buffalo Street to accommodate traffic heading into the development. Mr. Bonafede asked if a shared right turn and through lane was considered. Mr. Overhoff explained that this may not be feasible given the constraints of the intersection, but he would have to confirm with the traffic engineer. Additional recommendations of the traffic study include an eastbound left turn lane on NY-31 for traffic turning into the development. NYSDOT approvals are required. Mr. Garrow inquired about fire safety requirements and a secondary exit. Mr. Overhoff explained that at the pre-application meeting on April 23rd with the Town, discussions included the Fire Marshall and the Town Engineer who gave feedback which has since been incorporated into the design. The hammerhead turnaround meets the State fire code minimum radius requirements and maximum length requirements before it would require an additional turnaround. He pointed out the nearby fire hydrants and stated that two on-site fire hydrants are proposed. The Town indicated to Planning Board staff that their comments regarding utilities and fire safety have been addressed. Board members noted that the applicant appeared to be conducting appropriate due diligence to ensure compliance. A motion for approval was made by Mr. Ohol and seconded by Mr. Agronin. Unanimous. Carried.

4. Old Business – None

5. New Business

The Board reviewed SEQR Lead Agency designation correspondence from the City of North Tonawanda Planning Commission, for a proposed project located at 78 Bridge Street on Tonawanda Island.

Mr. Bonafede briefly explained withdrawn Referral #7049, which is a proposal for a development consisting of residential, flex space commercial, and self-storage space on Lockport Road near the Town of Niagara Hall. The proposal is currently on hold in the local review process due to expected changes to the site plan.

Adjournment – A motion to adjourn the meeting was made by Ms. Tamburlin and seconded by Mr. Ohol at 3:03 pm. Yes 8, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary