



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, July 20, 2026 – 2:00 p.m.

Niagara County Planning Board Members:

_____ William Agronin	_____ Walter Garrow	_____ Thomas Ohl
_____ 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 June 15, 2026 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 7056 – City of North Tonawanda – WITHDRAWN

No. 7057 – Town of Lockport – Special Use Permit & Site Plan Review

Request by Russell Triggillio for the Planning Board to review a special use permit & site plan to allow the installation of a single 1,000 gallon propane tank on the property at 6563 S. Transit Road for the purpose of retail sale. The property is 4 acres and is zoned B2 General Business Use District.

No. 7058 – Town of Lockport – Special Use Permit & Site Plan Review

Request by Tim Freundsdiuh for the Planning Board to review a special use permit & site plan to allow for sheds to be displayed outdoors at 6893 S Transit Road, for the purpose of retail sale. The property is 4 acres and is zoned B2 General Business Use District.

No. 7059 – Town of Lockport – Moratorium

Request by the Town of Lockport for the Planning Board to review a moratorium on permitting and approval of Utility Scale Battery Energy Storage Systems within the Town for a period of eighteen (18) months.

No. 7060 – Town of Lockport – Moratorium

Request by the Town of Lockport for the Planning Board to review a moratorium on permitting and approval of data centers within the Town for a period of eighteen (18) months.

No. 7061 – Town of Cambria – Moratorium

Request by the Town of Cambria for the Planning Board to review a moratorium on the processing permitting, and/or construction of all Artificial Intelligence and/or Internet Data Centers within the Town of Cambria for a period of nine (9) months.

No. 7062 – Town of Niagara – Special Use Permit Request by Richard Kindzia for the Planning Board to review a special use permit to allow for the establishment and operation of a firearms sales business out of his home, located at 7212 St. Joseph Road, which would service customers by appointment. The property is 0.25 acres and is zoned NR Neighborhood Residential.

No. 7063 – City of Lockport – Area Variance and Use Variance

Request by Muhammad Azhar for the Planning Board to review an area variance and a use variance to allow for the construction of a 2-story structure with 8 one-bedroom apartments at 167 Van Buren Street. The property is 0.24 acres and is zoned Low Density Residential.

4. Old Business
5. New Business
- Correspondence

Adjournment