



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, September 21, 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 August 17, 2026 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 7070 – Town of Lockport – Site Plan, Area Variance

Request by Metzger Engineering/Eric Bogart for the Planning Board to review a site plan and area variances to allow for construction of three 11,000 sq. ft. high bay storage buildings as part of a small business development park at 6013 Robinson Rd. The project was previously reviewed and has been re-referred due to site plan changes, which necessitate a variance for front and rear yard setbacks. The property is 3.8 acres and is zoned B1, Local Business Use District.

No. 7071 – Town of Lockport – Site Plan, Area Variance

Request by Charlie Dahlke for the Planning Board to review a site plan and area variance request to allow for the construction of a 7,040 sq. ft. addition to the existing storage building located at 6989 S. Transit Rd. The property is 4.8 acres and is zoned B2, General Business Use District.

No. 7072 – Town of Wheatfield – Zoning Text Amendment

Request by the Town of Wheatfield for the Planning Board to review a zoning text amendment updating maximum wall height and building height, as well as setback requirements for accessory structures within the Town's RNB, RW, R-1, R-2 and R-3 zoning districts.

No. 7073 – Village of Lewiston – Special Use Permit

Request by Nicole Ferrari for the Planning Board to review a Special Use Permit to allow for operation of a dog grooming business within the detached garage located at 360 N. 2nd Street. The property is less than 1 acre and is zoned R-1a, Medium Density Residential-Single Family.

No. 7074 – City of Lockport – Site Plan Review

Request by The Reid Group for the Planning Board to review a site plan to allow for construction of a 7,500 sq. ft., two-story warehouse/office building, and a 2,550 sq. ft. addition to the existing maintenance building, additional trailer parking, and a stormwater collection and management system at 100 W. Genesee Street. The property is approximately 5.0 acres and is zoned MLI, Mixed Light Industrial.

No. 7075 – Town of Cambria – Zoning Text Amendment

Request by the Town of Cambria for the Planning Board to review a zoning text amendment seeking to clarify and revise the Town's accessory building allowances on larger parcels within the Town's A-R zoning district, as well as to explicitly recognize the pre-existing protections afforded to farm operations within a certified agricultural district as it relates to the Town's regulations of accessory buildings in such areas.

No. 7076 – Town of Cambria – New Local Law, Zoning Text Amendment

Request by the Town of Cambria for the Planning Board to review a new local law and zoning text amendment seeking to transfer special use permit jurisdiction from the Zoning Board to the Planning Board.

No. 7077 – Town of Niagara – Site Plan, Special Permit, Use Variance

Request by Verizon for the Planning Board to review a Use variance, Special Use Permit, and Site Plan to co-locate and operate a "micro cell" wireless telecommunications facility on a utility pole adjacent to 8405 3rd Ave.

No. 7078 – Town of Lewiston – Moratorium

Request by the Town of Lewiston for the Planning Board to review a proposed six (6) month moratorium on Commercial Battery Energy Storage Systems within the Town.

4. Old Business

5. New Business –

Correspondence

NYSDOS Training Seminar: Wednesday, October 21, 2026

Adjournment