



**NIAGARA COUNTY PLANNING BOARD**  
VANTAGE CENTRE, SUITE ONE  
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**

**Monday, May 15, 2017 – 2:00 p.m.**

**Niagara County Center for Economic Development, Sanborn**

- Members Present:** Bill Agronin, Robert Bilson, Walt Garrow, Chairman Joseph Kibler, Norman Machelor, Vice Chairman Richard Muscatello, William Paton, Jim Sobczyk, Garret Meal (ex-officio)
- Members Absent:** James Bittner
- Staff Present:** Amy Fisk, Jacqueline Minicucci
- Others Present:** Michael Borga, James Fittante, Leroy C. Gates, Jr., Jack Hornung, Claudia Marasco, David Pawlik

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Muscatello seconded by Mr. Machelor to approve the April 17, 2017 meeting minutes. Unanimous. Carried.
3. Niagara County Planning Board Referrals

**No. 6508 Town of Wheatfield – Site Plan Review**

Request by David Pawlik, Creative Structures Services, Inc. for the Planning Board to review a site plan to construct a 7,500 sq.ft. Dollar General retail store with a 30 space parking lot at 3887 Mapleton Road. The property is 1.97 acres and is zoned C-1, Commercial. Mr. Pawlik was present to discuss the project. There will be one entrance into the store parking lot from Shawnee Road. Staff questioned traffic in the area and screening of the stormwater management area. Mr. Palwik indicated no traffic concerns exist. The property has ample green space with a dry retention pond to maintain drainage. A fire review was conducted with no issues noted. A motion for approval was made by Mr. Sobczyk, seconded by Mr. Agronin. Mr. Garrow and Vice Chair Muscatello abstained. Carried.

**No. 6509 Village of Lewiston – Site Plan Review, Special Permit**

Request by Jack Hornung for the Planning Board to review a site plan for exterior changes to a restaurant with a patio that extends onto state highway property requiring a special permit at 840 Center Street. The property is 0.179 acres and is zoned B-1, General Business. Jack Hornung was present to discuss the project. Changes will include an 8' patio, a 5.5' walkway with 9.5' of green space to the street. Mr. Hornung stated he is currently working with New York State Dept. of Transportation to address right-of-way issues and approval from the New York State Liquor Authority has been received. With a new sidewalk flow, concern for pedestrian safety was discussed and found to be commensurate with other businesses in the area. A motion for approval was made by Vice Chair Muscatello, seconded by Mr. Bilson with note that the project is consistent with past practice. Mr. Machelor abstained. Carried.

**No. 6510 Town of Wheatfield – Zoning Map Amendment, Zoning Text Amendment**

Request by the Wheatfield Town Board for the Planning Board to review an amendment to the boundaries of the NFBO (Niagara Falls Boulevard Overlay District) and the adoption of the Town's GIS Zoning Map (as amended) as the Town of Wheatfield's official zoning map. Mr. Muscatello stated that changes will help promote commercial use along Niagara Falls Boulevard and the changes will cleanup boundaries of the zoning district. A motion for approval was made by Mr. Bilson, seconded by Mr. Machelor. Mr. Garrow and Vice Chair Muscatello abstained. Carried.

**No. 6511 City of Niagara Falls – Special Permit**

Request by Verizon Wireless for the Planning Board to review a special permit request to construct/operate a Micro Cell Wireless Telecom facility on an existing structure located at 1540 Military Road. The property is zoned C3, General Commercial. Due to increased wireless demand, a micro tower will be mounted on the existing Super Walmart store and should have little to no visual impact. A motion for approval was made by Mr. Garrow, seconded by Mr. Bilson. Unanimous. Carried.

**No. 6512 Town of Wheatfield – Area Variance**

Request by Michael Borga for the Planning Board to review an area variance to allow for a parcel separation creating a non-conforming lot at 2416 River Road. The property is 2.097 acres and is zoned R-2, Residential. Mr. Borga was present to discuss the project. The new parcel will be conforming but the separation will create a portion of the old parcel to have 39' frontage where 80' is required. Staff was concerned about safety with the addition of another driveway onto River Road. A motion for approval was made by Mr. Bilson, seconded by Mr. Machelor. Mr. Garrow and Vice Chair Muscatello abstained. Carried.

**No. 6513 Village of Lewiston – Site Plan Review**

Request by Sam Talarico for the Planning Board to review a site plan for the construction of a 2-story, 10 unit condominium building at 20 Tuscarora Street. The property is 0.947 acres and is zoned R-2, Residential Two-Family. James Fittante, Fittante Architecture was present to discuss the project. There will be one entrance onto the property. Adequate parking exists and single car garages will be provided. A fire safety review was completed and all requirements have been met. There are no drainage concerns. A motion for approval was made by Mr. Sobczyk, seconded by Mr. Agronin. Mr. Machelor abstained. Carried.

**No. 6514 Village of Lewiston – Zoning Map Amendment**

Request by Claudia Marasco for the Planning Board to review a zoning map amendment from R-2, Residential Two-Family to RB-2, Retail Business for property located at 400 Plain Street. The property is 0.226 acres. Ms. Marasco was present to discuss the project and explained that a zoning change will allow for more flexibility when leasing the building. The surrounding parcels are zoned RB-2 and the change would be a continuation of that district. The property has historical significance and will benefit from repurposing. Ownership will be maintained and there will be no exterior changes to the building. A motion for approval was made by Mr. Garrow, seconded by Mr. Bilson. Mr. Machelor abstained. Carried.

**No. 6515 Town of Cambria – Use Variance**

Request by Leroy C. Gates Jr. for the Planning Board to review a use variance to allow for used auto sales at 3938 Ridge Road. The property is 0.517 acres and is zoned AR, Agricultural and Residence. Leroy C. Gates Jr. was present to discuss the project. Staff explained the criteria for granting a use variance and the setback requirements for used car sales if the property was properly zoned. A motion to vote that the project has no significant county-wide impact was made by Mr. Bilson, seconded by Vice Chair Muscatello. Unanimous. Carried.

4. Old Business

5. New Business – Ms. Fisk reminded the Board of the Department of State Training that will be held at the Albion Public Library on June 28, 2017 from 5-9:30 p.m.

6. A motion was made by Mr. Garrow, seconded by Mr. Agronin to adjourn the meeting at 3:07p.m. Unanimous. Carried.

Respectfully submitted,

  
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Jacqueline Minicucci, Recording Secretary