



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, June 19, 2017 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Chairman Joseph Kibler, Norman Machelor, Vice Chairman Richard Muscatello, Jim Sobczyk, Garret Meal (ex-officio)

Members Absent: Robert Bilson, James Bittner, William Paton

Staff Present: Amy Fisk, Jacqueline Minicucci

Others Present: Timothy Arlington, Jeremy Brooks, Michael Green, Doug Hutter, Andy Marino, Kristin Savard, Don Will

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Garrow seconded by Mr. Machelor to approve the May 15, 2017 meeting minutes. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6516 Town of Wheatfield – Site Plan Review & Special Permit

Request by Horizon Village for the Planning Board to review a site plan and special permit request for the construction of a one-story, 16,880 sq. ft., 25-bed young adult residential treatment facility with a 28 car parking lot and a 480 sq. ft storage garage located at 6298 Inducon Drive with shared access to adjacent facility. The property is 3.4 acres and is zoned M-1, Light Industrial. Doug Hutter, Don Will and Andy Marino were present to discuss the project. The proposed facility will house mixed gender, young adults for 1 to 4 month treatment plans. The building will be the same size and shape as the adjacent facility on the adjoining parcel. There will be one curb cut with uniform signage entering from Inducon Drive. The property has adequate drainage, enhanced landscaping, and dark-sky friendly lighting. Due to abstentions, the board did not have a full quorum for a formal vote; however, the members present recommended approval.

No. 6517 City of Niagara Falls – Site Plan Review

Request by Benderson Development Company, LLC for the Planning Board to review a site plan for the construction of a 6,696 sq.ft retail/office building on an existing vacant pad located at 7404 Niagara Falls Boulevard (Niagara Consumer Square). The property is 2.0 acres and is zoned G3, General Commercial. Jeremy Brooks on behalf of Benderson Development was present to discuss the project. The new building will have space for two tenants with frontage on Niagara Falls Boulevard. Sufficient utilities exist on the site and a new water supply connection is under discussion with the Niagara Falls Water Board. Two additional rows of parking, sidewalks and landscaping will be added. A motion for approval was made by Mr. Sobczyk, seconded by Mr. Machelor. Carried.

No. 6518 City of Niagara Falls – Site Plan Review

Request by Delta Sonic Car Wash Systems, Inc. for the Planning Board to review a site plan to demolish and reconstruct the existing gas canopy, gas pumps, underground tanks, convenience store, and add a new double prep hut for the carwash located at 7920 Niagara Falls Boulevard. The property is 3.3 acres and is zoned C3, General Commercial. Jeremy Brooks and Michael Green on behalf of Delta Sonic were present to discuss the project. To improve traffic flow on the site, new canopy covered gas islands will be repositioned with tanks and piping installed underneath. The existing underground tanks will be removed with DEC oversight. The convenience store will be relocated and the lanes approaching the carwash facility will be enhanced with the addition of vacuum stations and a new double prep hut. A motion for approval was made by Mr. Agronin, seconded by Mr. Machelor. Carried.

No. 6519 Town of Lewiston – Other (Subdivision)

Request by Roman Kuziomko for the Planning Board to review a 9-lot subdivision located between Calkins and Creek Roads. The property is 23.5 acres and is zoned R-1, One-Family Residence. Kristin Savard on behalf of Mr. Kuziomko was present to discuss the project. The proposed subdivision will have ten frontage lots, nine of which will be used for development. The balance of the parcel will remain unchanged and there will be no disturbance of potential wetland areas. There are existing utilities on both roads with no drainage concerns noted. To address current issues with fresh water supply on Creek Road, the owner has agreed to delay any land sales/building permits until the new water line project is complete by the Town of Lewiston Water Department. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Carried.

No. 6520 Town of Pendleton – Site Plan Review

Request by Tim Freundschoh from Bobcat of Buffalo for the Planning Board to review a site plan for the construction of a 10,000 sq.ft. building, resurface existing parking lot, and add a 200' x 600' fenced storage yard at 6830 South Transit Road. The property is 49.8 acres and is zoned CO2, Medium Commercial and R1, Low-Density Residential. Timothy Arlington on behalf of Bobcat of Buffalo was present to discuss the project. The existing structure will be renovated with a 10,000 sq.ft. addition constructed in the rear of the building. There will be no changes to the current utilities and drainage will be routed naturally into the existing wetlands at the rear of the property. The existing entrance will be utilized with no traffic concerns expected. New LED lighting will be installed and the current landscaping will be enhanced. A motion for approval was made by Mr. Garrow, seconded by Mr. Machelor. Carried.

No. 6521 City of Lockport – Site Plan Review

Request by Lock City Metals for the Planning Board to review a site plan to construct two 72' x 48' maintenance buildings on 801 Richfield Street and subdivide 570 West Avenue into two parcels 2.31 and 2.52 acres respectively. Both sites will be associated with Lock City Metals. The Richfield Street parcel is 16.4 acres and the West Avenue parcel is 4.83 acres. The properties are zoned I-3, Heavy Industrial. Timothy Arlington on behalf of Lock City Metals was present to discuss the project. Two buildings will be constructed on the Richfield Street property to allow for needed expansion and equipment repair. The subdivision of the West Avenue property will retain the same ownership with each parcel having its own entrance eliminating the need for easements. A motion for approval was made by Mr. Agronin, seconded by Vice Chairman Muscatello. Carried.

No. 6522 Town of Cambria – Area Variance & Use Variance

Request by Thomas Ohol for the Planning Board to review a use variance and an area variance for the construction of a residence on Lockport Road, SBL # 121.00-2-46.211, in a business district with a 185' setback where only 125' setback is allowed. The property is 23.8 acres and is zoned B-2, General Business. The property is currently for sale and the prospective purchaser would like to construct an ice cream shop with a detached residence behind the retail business. The variance would allow a residence in a business district. The surrounding area has mixed usage. A motion to declare the project to have no intercommunity or significant county wide impact was made by Vice Chairman Muscatello, seconded by Mr. Garrow. Carried.

No. 6523 Town of Pendleton – Zoning Map Amendment

Request by Christopher White for the Planning Board to review a zoning map amendment from R-1 Residential to CO-2 Medium Commercial for property located at 6110 Robinson Road. The property is 12.6 acres. The proposed use is for marine sales, service and storage. The parcel is adjacent to other CO-2 properties and the change would be a continuation of that zoning district. A motion for approval was made by Mr. Sobczyk, seconded by Mr. Kibler. Mr. Machelor voted in opposition. Carried.

4. Old 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.

5. New Business

6. A motion was made by Mr. Machelor, seconded by Mr. Sobczyk to adjourn the meeting at 3:14p.m. Unanimous. Carried.

Respectfully submitted,



Jacquiline Minicucci, Recording Secretary