



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, October 16, 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, William Paton, James Sobczyk, Garret Meal (ex-officio)
- Members Absent:** Robert Bilson
- Staff Present:** Amy Fisk, Jacqueline Minicucci
- Others Present:** Dominic Massaro, Nicholas Massaro, Tony Palmer

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Agronin seconded by Mr. Machelor to approve the September 18, 2017 meeting minutes. Unanimous. Carried.

3. *Niagara County Planning Board Referrals*

4. **No. 6535 Town of Lewiston – Zoning Map Amendment**

Request by LMK Realty Associates for the Planning Board to review a zoning map amendment to re-zone property on Northridge Drive from R-1, One-Family Residence to R-2 Two-Family Residence to allow for the construction of patio homes. The property is 6.87 acres. Mr. Dominic Massaro was present to discuss the project. The existing 20 parcels will be resized to accommodate 15 duplex lots. The property does not meet the 10 acre minimum requirement that is needed for a special use permit; therefore, the developer is requesting the parcels be rezoned to R-2. Each one-story, 2-family patio home will range in size from 1,800 to 2,100 sq.ft. with attached garages. All necessary utilities are in place. All setbacks have been met and a vegetative buffer exists between the Northridge and Scovell Drive properties. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Mr. Machelor abstained. Unanimous. Carried.

No. 6536 City of Niagara Falls – Area Variance and Site Plan Review


Request by Vann Advertising Inc., for the Planning Board to review an area variance and site plan for 10158 Niagara Falls Boulevard for the installation of a 2-sided, 10' x 36' billboard (one side digital the other static) in the parking lot of the Como at the Airport Restaurant. The property is 1.159 acres and is zoned C-3, General Commercial. The proposed sign will be 45 feet in height and will be used for off-site advertising. Board members discussed several concerns with the project including the large size not being commensurate with the surrounding area; illumination could have an impact on the airport; the area variance fails to meet the balance test and safety concerns with traffic distraction. A motion for denial was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

No. 6537 Town of Lewiston – Zoning Text Amendment

Request by the Town of Lewiston for the Planning Board to review a zoning text amendment to amend Chapter 360 of the Town code to allow for special use permits for emergency service providers and fire companies located in Rural Residential (RR), Industrial (I-1), and Industrial (I-2) Districts. The board had concerns regarding the lack of detail in the amendment and the broad impact it could have on the town's Rural Residential Districts. The board also commented that the RR district nomenclature should be "K" not "M". The board voted for denial due to the lack of criteria and guidance provided for this use since Article XXI of the code provides requirements specific to each type of special use permit, concerns about possible impacts in the RR zone and the negative public hearing results. A motion for denial was made by Mr. Paton and seconded by Mr. Garrow. Mr. Machelor abstained. Unanimous. Carried.

5. *Old Business* – The board discussed the Department of State training that was held on October 12, 2017. It was suggested that future trainings include case law reviews.
6. *New Business* – Discussion regarding the board's vacant agriculture position included the results of the meeting schedule survey. All members present confirmed that the current schedule was adequate.
7. *Correspondence* – Correspondence received from the Town of Lewiston was discussed and there is no action required of the board at this time.
8. A motion was made by Mr. Sobczyk, seconded by Mr. Garrow to adjourn the meeting at 3:07 p.m. Unanimous. Carried.

Respectfully submitted,



Jacquiline Minicucci, Recording Secretary