



NIAGARA COUNTY PLANNING BOARD
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, February 26, 2018 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

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

Members Absent: William Paton (ex)

Staff Present: Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Ohol seconded by Mr. Machelor to approve the January 22, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6539 City of North Tonawanda – Area Variance, Use Variance & Site Plan Review

Request by the City of North Tonawanda for the Planning Board to review a site plan and area variance for the construction of a single-story office and garage building located at 358 Ward Road. The property is 0.15 acres and is zoned C-1, Neighborhood Business. Austin Tylec of Clark Patterson Lee Architecture and Stephen Toth were present to discuss the project. The property is currently a vacant parcel of land with an existing concrete pad from a prior structure. Mr. Toth is proposing the construction of a building with a small office and an area to store his company's vehicle. Products for the business are stored at an off-site warehouse location. An area variance is required due to the lot depth not meeting the 25% requirement. The office space is for personal use only and consumers will not be frequenting the building, therefore a variance is being requested to reduce the parking requirement from 11 spots to 4. A motion for approval with the remark that the vehicle be sheltered within the building was made by Mr. Sobczyk, seconded by Mr. Garrow. Unanimous. Carried.

No. 6544 Village of Barker – Zoning Text Amendment, Zoning Map Amendment

Request by the Village of Barker for the Planning Board to review a zoning map amendment to change parcel 18.14-1-27 from R-2, Two Family Residence to B-1, Business District and a text amendment to allow retail uses in the B-1, Business district to be compatible with other uses in the zoning district. The parcel of land to be rezoned is located in an area that is residential and agricultural. The rezoning of the parcel with retail use will allow for the construction of a 9,100 sq. ft. store bringing goods closer to the rural residents. A motion for approval with a comment that the change will provide a service to the community was made by Mr. Ohol, seconded by Vice Chairman Muscatello. Unanimous. Carried.

No. 6545 Village of Lewiston – Special Use Permit

Request by the Village of Lewiston for the Planning Board to review a special permit to allow for the installation of an awning within the state highway right-of-way. The property is 0.529 acres and is zoned B-1, General Business. Richard Ries of Fittante Architecture was present to discuss the project. Hibbard's Custard Stand is proposing construction of an addition to the front of the current building that will extend out 6 feet after which the existing awning will be reattached. A special use permit is required by the Village due to the right-of-way infringement. There will be 12 additional feet to the curb and a landscape buffer installed. The board had no concerns. A motion for approval was made by Mrs. Klyczek, seconded by Mr. Sobczyk. Mr. Machelor abstained. Unanimous. Carried.

No. 6546 Town of Lewiston – New Zoning Ordinance

Request by the Town of Lewiston for the planning board to review a new town wide solar energy zoning ordinance. The town is proposing the ordinance for both large and small scale purposes. There was discussion regarding solar laws in agricultural zones. Solar will be permissible when used for agricultural purposes and must be in accordance with New York Agriculture & Markets requirements. The new ordinance is for the town only and does not affect the village. A motion for approval was made by Mr. Garrow, seconded by Vice Chairman Muscatello. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – None

6. *Correspondence* –

a.) Town of Amherst – Adoption of Recreation & Parks Master Plan SEQR

b.) Labella – Town of Gasport Sewer District No.1-Wastewater Treatment Facility & Sewer Improvements Amended Negative Declaration.

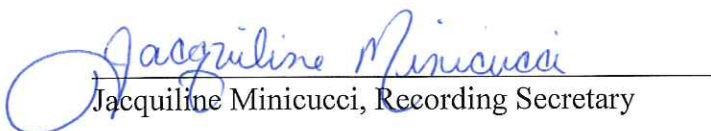
c.) Labella – Town of Royalton-Gasport Sewer District No.1 Wastewater Treatment Facility Preliminary and Final Notice of Intent.

d.) New York State Parks, Recreation & Historic Preservation – Notice for consideration of nomination to the NYS Registers of Historic Places for the property located at 531 - 3rd Street, Niagara Falls, New York.

e.) Town of Yates – Resolution Reaffirming Formal Opposition to Lighthouse Wind Project.

7. A motion was made by Mr. Agronin, seconded by Mr. Machelor to adjourn the meeting at 2:38 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary