



NIAGARA COUNTY PLANNING BOARD
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board
Monday, May 21, 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, James Sobczyk Garret Meal (ex-officio)

Members Absent: Thomas Ohol, William Paton

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. Garrow seconded by Mr. Machelor to approve the April 16, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6556 City of North Tonawanda – Site Plan Review, Special Permit

Request by Ralph Allen of Rivermist Wash & Storage LLC for the Planning Board to review a site plan, special permit for the outdoor storage for 46 vehicles to an existing facility located at 655 River Road. The property is 2.973 acres and is zoned M-2, General Industrial. The special permit is being requested for outdoor storage which already exists at the site. Approval of the special permit will bring the facility into compliance. The board had no concerns. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6557 Village of Barker – Site Plan Review

Request by Primax Properties LLC for the Planning Board to review a site plan to construct a 9,100 sq.ft. Dollar General retail store on Quaker Road in the southern end of the Village adjacent to 1889 Quaker Road. The property is 2.26 acres and is zoned B-1, Business District. Amanda Detschner and Grace Bodine from the Village of Barker were present at the meeting. The project will disturb less than 1 acre of land and a privacy fence will be installed. The lighting plan shows no spillover to adjacent properties. A sidewalk will be installed as requested by the Village of Barker. There are two fire hydrants in close proximity to the site. A motion for approval was made by Mr. Agronin and seconded by Mr. Muscatello. Unanimous. Carried.

No. 6558 Town of Lockport – Site Plan Review & Special Permit

Request by Thomas Dickey to review a site plan and special permit request to construct 4 storage unit buildings totaling 20,000 sq.ft with 63,750 sq.ft. of outdoor storage for large vehicles located at 5285 Upper Mountain Road. The existing building will be utilized for additional storage and office space. The property is 13.535 acres and is zoned B-1, Local Business. Timothy Arlington of Apex Consulting was present to discuss the project. The initial construction will consist of two 11 ft. tall storage buildings with two more to be constructed at a later date. Large recreational vehicles will be stored on the North side of the property. The buildings will be setback 300ft. which meets town code. There will be a gated entrance off Townline Road and there were no traffic concerns noted. The project will disturb approximately 5 to 6 acres of land and will drain into a storm water detention pond. Three fire hydrants will be installed from the town's main water line and the plan has approval of the local fire department. Perimeter down-lighting will be installed and a berm lined with pine trees will screen the property. A motion for approval was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

No. 6559 Town of Lockport – Area Variance, Site Plan Review, Special Permit & Use Variance

Request by Horvath Communications, Inc. for the Planning Board to review an area variance, use variance, special permit and a site plan for the installation of a 150 ft self-supporting lattice tower to enhance wireless communications located at 7154 Chestnut Ridge Road. The property is 29.9 acres and is zoned B-1, Local Business Use. Scott Marchant, attorney for Horvath Communications was present to discuss the project. Since the planning board's prior negative recommendation, the plan has been changed to include the reduction of the tower height from 195ft. to 150ft. Rear and West side setback variances are needed due to the fall zone location and requirements. Mr. Marchant stated that alternative sites were reviewed and were not feasible due to connectivity and cost. There were letters of support from residents stating the need for better cell coverage but residents in the immediate area oppose the project. Local emergency services favor the tower to enhance vital communication. Mr. David Marotta respectfully asked to speak on behalf of the neighborhood residents. Mr. Marotta stated that the opposition is due to the towers location and sizeable height which will impact home values. Mr. Marotta stated the residents want more effort put into finding an alternative tower site. There was discussion regarding the regulation stating that if there is a need for co-location, the tower can be extended another 20ft. in height without approval. Mr. Marchant stated that to be true and that the code encourages co-location to reduce the need for multiple towers. The board discussed in length the setback requirements based on the 150ft tower height with the possibility of a 20 ft. extension due to co-location and that the issue is more of local concern and not County concern. A motion to vote that the project has no significant county-wide impact was made by Mr. Garrow and seconded by Mr. Muscatello but noted concerns regarding the potential impact associated with increased tower height if co-location were to happen in the future. Unanimous. Carried.

4. *Old Business* – None

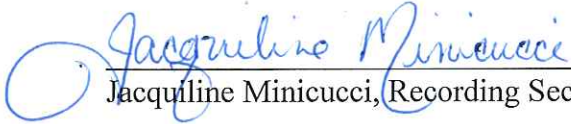
5. *New Business* – There is Local Government training being offered at the Buffalo Museum of Science on May 30, 2018 and another one being offered in Albion on May 31, 2018. Niagara County's training will be in the Fall.

Correspondence –

- a.) Town of Wheatfield – Aubrey Way Subdivision Lead Agency Designation SEQR
- b.) Labella – Town of Royalton-Gasport Sewer District No. 1 Improvements Agricultural District Review Certification

6. *Adjournment* - A motion was made by Vice Chairman Muscatello and seconded by Mr. Agronin to adjourn the meeting at 3:10 p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary