



**NIAGARA COUNTY PLANNING BOARD**  
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**Joseph Kibler**  
**Chairman**

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**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, October 15, 2018 – 2:00 p.m.**

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

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

**Members Absent:** Joseph Kibler, William Paton

**Staff Present:** Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Vice Chairman Muscatello at 2:00 p.m.
2. A motion was made by Mr. Ohol seconded by Mr. Garrow to approve the September 17, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6575 Town of Lewiston – Site Plan Review**

Request by Adam Bowman for the Planning Board to review a site plan for the construction of a two story single-family residential home located at 4020 Lower River Road. The property is 0.425 acres and is zoned R-1, One-Family Residence and is in the Riverfront Overlay District. Olga Kislynk, architect and Adam Bowman, owner, were present to discuss the project. Due to the increased slope at the rear of the property, an area variance is being requested for a 21ft. setback in the front of the property where 50ft. is required and a 10ft. side setback. The board reviewed adjacent properties and concluded that the setbacks are commensurate with other dwellings in proximity to the project. A motion for approval was made by Mr. Agronin and seconded by Ms. Klyczek. Unanimous. Carried.

**No. 6579 Town of Pendleton – Site Plan Review**

Request from Bobcat of Buffalo for the Planning Board to review a revised site plan for the construction of a new 14,634 sq.ft. dealership and service facility with a 220' X 600' fenced in storage yard at 6830 South Transit Road. The original site plan was recommended for approval in June 2017 but included adding onto the existing building. The revised site plan is to demolish and replace the current building. The property is 49.8 acres and is zoned CO2, Medium Commercial and R1, Low-Density Residential. Timothy Arlington, engineer, was present to discuss the project. After demolition of the current structure, a new facility will be constructed setback slightly from the previous building allowing for improved parking in the front and traffic flow around the building. The grade will be raised for the storm sewer and there will be no disturbance of wetlands. The existing utilities will be utilized. The board had no concerns regarding the new site plan. A motion for approval was made by Mr. Garrow and seconded by Mr. Ohol. Unanimous. Carried.

**No. 6580 City of North Tonawanda – Area Variance & Site Plan Review**


Request by Enterprise Lumber & Silo for the Planning Board to review a site plan and area variance for 211 Main Street to reconstruct an existing condemned building into a two-story 18,000 sq.ft. Class A office space. The property is 0.68 acres and is zoned M-1, Light Manufacturing. There was no representative present but Ms. Fisk was familiar with the specifics of the project because it is currently in the process of obtaining funding from the Niagara County Brownfield Development Corporation to help with site remediation costs. She stated that the architecture firms that designed the renovation will be occupying a portion of the space and leasing out the remainder of the offices for professional services. The proposed reuse is consistent with the current zoning. The project will incorporate alternative energy and green infrastructure. An area variance is needed to reduce the number of parking spaces from the 120 required. A motion for approval of the site plan was made by Mr. Sobczyk and seconded by Mr. Garrow. Unanimous. Carried. A second motion stating that the area variance has no significant county-wide or inter-community impact was made by Mr. Garrow and seconded by Ms. Klyczek noting the board recommended that the proposed number of parking spaces be reviewed to ensure adequate parking. Unanimous. Carried.

**No. 6581 City of Lockport – Site Plan Review**

Request by Eastern Niagara Hospital for the Planning Board to review a site plan for 521 East Avenue for a building renovation and an 11,000 sq.ft. expansion to the existing facility and improvements to traffic circulation. The property is 5.92 acres and is zoned R-1 Single-Family Residential. Kim Vongries and Rob Bragg were present to discuss the site plan. The project will consist of two phases. Phase I will include parking and traffic flow improvements working in coordination with the New York State Department of Transportation. Phase II will consist of the expansion of the current emergency room facility, the addition of two new entrances and landscaping improvements. There are no changes to the existing stormwater plan. The project has received support from the local Health Department and is under review for fire safety. A motion for approval was made by Mr. Agronin and seconded by Ms. Klyczek. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – Registration is ongoing for the Department of State Training being held on October 30, 2018.
6. *Adjournment* - A motion was made by Mr. Garrow and seconded by Mr. Sobczyk to adjourn the meeting at 2:56 p.m. Unanimous. Carried.

Respectfully submitted,

  
Jacquiline Minicucci, Recording Secretary