



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
6311 INDUCON CORPORATE DRIVE
SANBORN, NEW YORK 14132

Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, November 18, 2024 – 2:00 p.m.

Members Present: William Agronin, Walter Garrow, Joseph Kibler, Norman Machelor, Mary Jo Tamburlin

Members Absent: J. Anthony Collard, James Sobczyk, Michael Carney, Thomas Ohol, Garret Meal (Ex-officio)

Staff Present – Nathaniel Bonafede

1. The meeting was called to order at 2:00pm.
2. Approval of the October 21, 2024 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Ms. Tamburlin. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6974 – Village of Wilson – Moratorium

Request by the Village of Wilson for the Planning Board to review a moratorium to temporarily prohibit large-scale battery energy storage system installations within the village. Greg Martin, Deputy Mayor, Village of Wilson, was present to discuss the moratorium. Mr. Martin explained that the request is necessary to allow for the development of a law that regulates battery energy storage systems within the village. They are seeking to preemptively halt the development of large-scale battery storage facilities to address environmental and fire safety concerns, while also anticipating changes to New York State codes. It will be a 12 month moratorium. The Village currently has no battery storage regulations. Mr. Kibler asked if the moratorium has gone before the village board. Mr. Martin stated that the village board has reviewed and approved the moratorium. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6975 – Town of Wheatfield – Special Use Permit

Request by Love Nug (Joleigh Wylucki) for the Planning Board to review a Special Use Permit to allow for a section of the existing building located at 3176 Niagara Falls Boulevard to be used as a NYS licensed adult-use cannabis dispensary retail store. The property is 1.1 acres and is zoned C-1 Commercial. Adam and Joleigh Wylucki were present to discuss the request. Ms. Wylucki identified the location of the proposed business; it will be in the building located on the corner of Niagara Falls Boulevard and Krueger Road. They are leasing the front left section of the building. Ms. Wylucki explained that the retail area will occupy the front of the house and offices, storage and the vaults will be in the back of the house. A comprehensive security system will be installed. Mr. Kibler asked about the business' proximity to schools. Ms. Wylucki replied that there are none in the area. Mr. Kibler asked about the hours of operation. Ms. Wylucki replied that the hours of operation will be 10am-8pm Monday through Saturday and 12pm-4pm on Sundays. Mr. Bonafede added that the hours of operation comply with town code. Mr. Garrow noted potential inconsistencies between Chapter 86 and Chapter 200, Article XXI of the Town of Wheatfield Code and suggested that the town review both to ensure consistency. A motion for approval was made by Mr. Machelor. There was no second. Motion failed. No action taken by the County Planning Board. The project will be returned to the town to proceed in the local review process.

No. 6976 – Town of Lewiston – Site Plan Review

Request by Citrine Power, LLC for the Planning Board to review a site plan to allow for the construction of a 2.5 megawatt commercial solar power system located on the closed landfill at 4746 Model City Road. The

property is 29.5 acres and is zoned I-1 Industrial. Cela Senay-Bernie of Citrine Power and Matthew Vranjes of Colliers Engineering were present to discuss the project. Ms. Bernie explained that Citrine Power has a lease arrangement with the family trust that owns the land. The site is 29.5 total acres with the closed Modern Landfill occupying approximately 14 of those acres. About 8-10 acres of the landfill site will be used for the 2.5 megawatt commercial solar power system. Equipment will be placed on ballast blocks in order to prevent disturbance to the landfill's cap. It is a community solar project under the Community Solar Power Program, and the power generated will be transmitted directly to National Grid. The system will connect to existing transmission lines located directly west of the project site. Area variances pertaining to the northern and western property line setbacks were previously approved by the Town of Lewiston Zoning Board of Appeals. The northern property line abuts property owned by Modern Disposal and the western property line abuts property owned by National Grid. Mr. Vranjes stated that the site has existing access from Model City Road. DEC regulations regarding storm water drainage will be followed. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

4. Old Business – None
5. New Business – Mr. Bonafede reviewed SEQR lead agency designation correspondence received from the Town of Lockport Planning Board regarding a 102 lot subdivision being constructed off of Old Beattie Road.

Adjournment – A motion to adjourn the meeting was made by Mr. Kibler and seconded by Mr. Garrow at 2:19 pm. Yes 5, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary