



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
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
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, December 16, 2024 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, Thomas Ohol, James Sobczyk, Mary Jo Tamburlin, Garret Meal (Ex-officio)

Members Absent: Michael Carney

Staff Present – Nathaniel Bonafede

1. The meeting was called to order at 2:00pm.
2. Approval of the November 18, 2024 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6977 – Town of Lockport – Site Plan Review

Request by Bison Bag, Inc. for the Planning Board to review a site plan to allow for the construction of a 68,125 sq. ft. warehouse and manufacturing addition on the property located at 5404 Crown Drive. The addition will include new loading docks and entrance from Lockport-Junction Road. The property is 5.5 acres and is zoned I-Industrial. Timothy Arlington of Apex Consulting was present to discuss the project.

He identified the existing building on-site to which the proposed addition will be connected. The addition will be attached to the southwestern corner of the current building. Approximately half of the building will be used for manufacturing purposes while the other half will be for warehousing. The parking lot will have a narrow entrance from Commerce Drive for car traffic, while truck traffic will enter via Lockport-Junction Road. The entrance will be located approximately 500' from the intersection of Lockport-Junction Road and Upper Mountain Road. Both entrances will be gated to prevent access by through traffic entering and exiting the area. There will be ten parking spaces, accommodating eight to nine employees. A large space will be provided to accommodate truck access to the loading docks. The building height will be consistent with surrounding buildings. Mr. Sobczyk asked if the development is a part of the Lockport IDA Park. Mr. Arlington responded that it is. The town plans to sell the property to the applicant. The site is properly zoned. Drainage will tie into the existing retention pond located directly west of the existing building and new receivers, a swale, and an additional retention pond will be added. The building will connect to existing utility, water and sewer lines serving the site. Landscaping will be added in accordance with the Town code. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

No. 6978 – Town of Lockport – Site Plan Review and Site Plan Modification

Request by Benderson Development Company, LLC for the Planning Board to review a site plan to allow for improvements to landscaping at the rear of the building located at 5744 South Transit Road. The project will enhance the visual appeal of the area as well as open up the view corridor of the building for a clearer view of proposed signage. The property is 8.93 acres and is zoned B-2 General Business Use. Matthew Oates of Benderson Development was present to discuss the project. Mr. Oates explained that the plan includes removing overgrowth near the power lines and adding new foundation plantings to improve the visual appeal. Additionally, new signage will be installed at the rear of the building, matching the design and style of the front signage. There will be no architectural changes to the building. The plantings will consist of bushes instead of trees to prevent excessive growth that could interfere with the power lines. A motion for approval was made by Mr. Ohol and seconded by Mr. Collard. Unanimous. Carried

No. 6979 – Town of Wheatfield – Local Law Amendment

Request by the Town of Wheatfield for the Planning Board to review a Local Law Amendment to allow for revisions to Wheatfield Town Code Chapters 200 – Zoning and 169 – Subdivision of Land. Mr. Bonafede noted that Chapter 146 – Sewers was inadvertently omitted from the description and its revisions will be included in the review. Andrew Reilly, representing the Town of Wheatfield, was present to discuss the Amendment. The Town had previously enacted a moratorium on major subdivisions to allow time to study the town code and make revisions regarding drainage concerns. Mr. Reilly explained that during the review of the code, additional sections were found to be in need of an update. The amendment to Chapter 146 clarifies that the grinder pumps and laterals to the street are owned by the property owner and not the responsibility of the Town. Changes to Chapter 169 include an added procedure during the Town's sketch plan review process to discuss drainage requirements and identify issues that must be addressed in an application. Drainage systems are now required to be designed to accommodate storm water flow generated by 500 year storm events due to the increased intensity and frequency of storms. The required size of piping and detention basins have been increased. Amendments to Chapter 200 include an increase of minimum lot size and setback requirements in the town's R-1 and R-2 districts. Lot coverage requirements now include a maximum impervious surface clause. Other changes to Chapter 200 include added protections for conservation areas, the reduction of lot size requirements in conservation/cluster subdivisions, and added procedures during Planned Unit Development review to identify drainage issues. Additionally, a size restriction for mixed use buildings in PUD districts has been removed. The Site Plan Review section now requires drainage issues to be identified and addressed as does the Storm Water Control section. Efforts have been made to ensure the accuracy of references in the town law. Mr. Agronin asked a question regarding the enforcement of the maximum impervious surface requirement. Mr. Reilly stated that the building inspector will work with the applicant to ensure that the regulations are clearly defined and appropriately applied to the specific property. Mr. Garrow asked if the new regulations remain consistent with the town's comprehensive plan. Mr. Reilly stated that they are consistent with the comprehensive plan. A motion for approval was made by Mr. Machelor and seconded by Mr. Agronin. Unanimous. Carried.

4. Old Business – None

5. New Business –

- a. Mr. Bonafede reviewed Notice of a Public Hearing received from the Town of Pendleton Planning Board regarding a Preliminary Plat Approval for a 27 lot subdivision located on Campbell Blvd.
- b. A copy of the 2025 Niagara County Planning Board Meeting Schedule was provided to board members.
- c. Mr. Bonafede notified the board that Planning Board Membership terms for Mr. Kibler, Mr. Carney, Mr. Collard, and Mr. Sobczyk will be expiring at the end of the year. All present replied that they would like their terms renewed. Absent member Carney will be contacted. Renewal requests will be forwarded to the Niagara County Legislature for consideration.

Adjournment – A motion to adjourn the meeting was made by Mr. Ohol and seconded by Mr. Machelor at 2:31 pm. Yes 8, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary