



**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, June 17, 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, Margit Denning

1. The meeting was called to order by Chairman Kibler at 2:00 pm.
2. Approval of the May 20, 2024 Meeting Minutes – A motion for approval was made by Mr. Garrow and seconded by Mr. Collard. 7 Ayes, 1 abstention (Machelor) - Carried
3. Niagara County Planning Board Referrals

**No. 6949 – Town of Lockport – Area Variance and Special Use Permit Review**

Request by Daryl Martin Architects for the Planning Board to review an area variance and special use permit to allow for the relocation of an outdoor dining area during the construction of a new addition to the existing structure located at 5690 Transit Road. The property is 0.31 acres and is zoned B-2 General Business. Stephen Geltz representing Kalamata's Restaurant was present to discuss the project. Mr. Geltz explained that the purpose of the project is to remove the canvas awning entrance and convert it to a hard entrance to accommodate a waiting area with seating. There will also be an addition to the rear of the building for storage, office space, and additional space for the restrooms. The current outdoor dining area will be relocated to the southwest corner of the building. A special use permit is required in order to relocate the outdoor dining area. Mr. Garrow asked about setbacks. Mr. Geltz stated that the current setback variance is approved for an additional 10 feet. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

**No. 6950 – Town of Lockport – Site Plan Review**

Request by Tom Rohing, of God's Rods Corp., for the Planning Board to review a site plan to allow for the construction of 14,800 sq. ft. museum located at 5285 Upper Mountain Road. The property is 3.1 acres and is zoned B-1 Business. Tim Arlington of Apex Consulting, representing Tom Rohing of God's Rods Corporation, was present to discuss the project. Mr. Arlington explained that the plan is to construct a 14,800 sq. ft. Christian history museum approximately on 3 acres of land in the northwestern corner of the existing parcel at 5285 Upper Mountain Road. The property will be subdivided from the larger parcel and sold to the applicant. The museum will feature a coffee shop,

restrooms, a gallery, and outdoor exhibits. There will not be any cooking on site; catered refreshments will be served. The site will be accessed from Lockport-Cambria Townline Road and parking will meet Town of Lockport requirements. Mr. Arlington explained that site stormwater will be directed to an onsite detention pond that meets DEC requirements. There is no sewer available on site so there will be a sand filter system. There will be an easement, as a condition of the sale of the property, for the water line coming in from the rear of the property which is the only way to access Town of Lockport water service. A fire hydrant will be installed on the property to be in compliance with the fire code. A motion for approval was made by Ms. Tamburlin and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6951 – Town of Lockport – Zoning Text Amendment**

Request by the Town of Lockport for the Planning Board to review a zoning text amendment to add “museums” as an allowable use in the B-1 Business use district. Attorney Thomas Seaman, representing the Town of Lockport was present to discuss the amendment. Mr. Seaman explained that the previously discussed project is unique and doesn’t fit clearly into the current zoning. Museums fit the general idea of what the B-1 Business Use District would allow. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6952 – Town of Hartland – Comprehensive Plan Amendment Review**

Request by the Town of Hartland for the Planning Board to review an amendment to the Town of Hartland Comprehensive Plan adopted August 14, 1998, amending provisions related to industrial development in the town. Attorney Michael Dowd was present to discuss the plan along with Margaret Zaepfel, Liz Neadow, and Sean Walp. Mr. Dowd explained the community has expressed concern regarding the push for industrial scale solar energy facilities and their potential impacts on the town. The town has held several meetings about crafting local laws to address those concerns. They want to address the master plan first, and the update will focus on industrial development since those projects could overwhelm the town. New regulations will be in compliance with the updated plan. Mr. Sobczyk asked if the plan update is only solar project related or industry in general. Mr. Dowd explained that it will be generic and include details like whether or not the property will be contiguous and limited to a certain size, the condition and quality of the soil, location, etc. The town did not expect industrial development in the town so they took the “case by case” approach in the past. This town board believes that can no longer be done. They recognize that industry could potentially have a very serious impact on the community. A motion for approval was made by Mr. Machelor and seconded by Mr. Collard. Unanimous. Carried

4. Old Business - None
5. New Business - None
6. Adjournment – A motion was made by Mr. Collard and seconded by Ms. Tamburlin to adjourn the meeting at 2:29 p.m. Yes 7, No 0. Carried.

Respectfully submitted,



Margit Denning, Recording Secretary