



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 AGENDA

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, August 19, 2024 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, Thomas Ohol, James Sobczyk (via phone), Mary Jo Tamburlin

Members Absent: Michael Carney, Garret Meal (Ex-officio)

Staff Present – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 1:59pm.
2. Approval of the June 17, 2024 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Mr. Collard. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6953 – Town of Newfane – Zoning Map Amendment & Zoning Text Amendment

Request by the Town of Newfane for the Planning Board to review a zoning map and zoning text amendment to rezone the property at 6150 Prospect Street from R-1 Single Family Residential to R-2 Multi-family Residential to allow Meadowbrooke Apartments to come into conformance and allow for proposed expansion. The property is 4.18 acres. Jim Sansone, Town of Newfane Attorney was present to discuss the request. Mr. Sansone stated that the Town of Newfane Board passed a resolution to rezone the property for apartment use in 1978, but since a local law to effectuate that change does not exist in town or state records, the site was never officially rezoned. This was discovered when ownership of the existing apartment complex on site approached the town with a proposed expansion project. The Town would like to rezone the property to bring their ordinance into conformance with the site's actual use, as well as allow for future expansion of the existing complex. Mr. Sobczyk asked if the new zoning is consistent with surrounding zoning. A review of the town's zoning map shows that surrounding properties are also zoned residential. The zoning change is consistent with the Town's comprehensive plan. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6954 – Town of Newfane – Zoning Map Amendment & Zoning Text Amendment

Request by the Town of Newfane for the Planning Board to review a zoning map and zoning text amendment to rezone the property at 6590 Ridge Road from R-2 Multi-family Residential to A-R Agricultural Residential to bring it into conformance with the existing agricultural and residential character of the surrounding neighborhood. The property is 2.54 acres. Jim Sansone, Town of Newfane Attorney was present to discuss the request. Mr. Sansone identified the parcel's location on the town's zoning map and stated that the town would like to rezone the parcel so it may conform to the character of the surrounding area. A motion for approval was made by Mr. Garrow and seconded by Mr. Ohol. Unanimous. Carried.

No. 6955 – City of North Tonawanda – Site Plan Review

Request by Webster Street Commons LLC for the Planning Board to review a site plan to allow for the construction of a two story, 12,960 square feet, 11 unit apartment building consisting of 1 and 2 bedroom apartments located at 10 Goundry Street. The property is 0.2 acres and is zoned DD, Downtown Mixed-Use. Barbara and Kevin Hughes were present to discuss the project. Ms. Hughes stated that they currently own the property that is slated for development. They also own the adjacent properties. The mixed use residential building that formerly occupied the site has since been demolished. The proposed building will be built to the property line, which is allowed in the Downtown Mixed Use district. The board asked about parking. Ms. Hughes stated that discussions with the city regarding the reconfiguration of an adjacent alleyway to accommodate more parking are currently taking place. Mr. Hughes added that the proposed reconfiguration would create ample space along the front and side of the building for parking and emergency vehicle access. Additional parking space is available on an adjacent parcel that is also owned by the applicant, as well as on Goundry Street. Mr. Garrow noted that approval would be contingent upon the approval of the alleyway reconfiguration. A motion for approval with a note that the decision is contingent upon city approval of the road reconfiguration was made by Ms. Taburlin and seconded by Mr. Collard. Unanimous. Carried.

No. 6956 – Village of Youngstown – Site Plan Review, Zoning Map Amendment

Request by Ant Russ Properties LLC for the Planning Board to review a site plan and zoning map amendment to rezone the property at 701 Nancy Price Drive from C General Commercial and R-11 Single-Family Residential to R-8A General Residences to allow for the construction of three multi-family residential condominiums. The property is 2.13 acres. Peter Jeffery, Code Enforcement Officer for the Village of Youngstown and Anthony DeMiglio, developer were present to discuss the project. Mr. Jeffery stated that the project involves the demolition of the existing cold storage facility located on site to make way for the construction of new multifamily housing. The property is currently split zoned C General Commercial and R-11 Single Family Residential and would have to be rezoned to R-8A General Residences in order for the project to move forward. The current building is condemned and the Village is actively seeking proposals for new development on the site. Mr. DeMiglo stated that three separate buildings will be constructed and each will face one of the three roadways surrounding the property. Each building will have its own attached garage and driveway. The rear of the property will contain passive greenspace. Mr. Sobczyk asked about the property's status as a brownfield. Mr. Bonafede stated that the property has been remediated and meets DEC standards for residential development. Mr. DeMiglio added that the property is listed by the DEC and EPA as ready for residential use. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

- 4. Old Business - None
- 5. New Business – Mr. Bonafede informed the board that the County hosted NYS Dept. of State training seminar is tentatively scheduled for October 1, 2024 and that more details will be provided at a later date.

Adjournment – A motion to adjourn the meeting was made by Mr. Sobczyk and seconded by Ms. Tamburlin at 2:27pm. Yes 7, No 0. Carried.

Respectfully submitted,



Nathaniel Bonafede, Planner