



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, May 20, 2024 – 2:00 p.m.

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

Members Absent: Michael Carney, Norman Machelor (Ex), Thomas Ohol,

Staff Present: Nathaniel Bonafede, Margit Denning

1. The meeting was called to order by Chairman Kibler at 1:58 pm.
2. Approval of the April 15, 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. 6943 – Town of Lockport – Site Plan Review

Request by William Wincott for the Planning Board to review a site plan to allow for the construction of a 7,200 square foot automobile showroom located at 6157 S. Transit Road. The property is 27.3 acres and is zoned B-2 General Business. Bill Wincott from DR Chamberlain Corporation representing Basil was present to discuss the project. Mr. Wincott stated that the showroom will house a collection of classic cars. The development will not impact existing drainage and will not cause an increase in traffic volume. The building's roof drain will be connected to an existing catch basin on site. Setbacks are met. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

No. 6944 – City of Lockport – Site Plan Review

Request by Benderson Development Company, LLC for the Planning Board to review a site plan to allow for the construction of an outdoor play area at the rear of the southerly commercial building and the reconfiguration of the existing entrance lane at 475/477 S. Transit Road. The property is 4.41 acres and is zoned B-2 Central Business. Dave Zuppelli from Benderson Development was present to discuss the project. Mr. Zuppelli explained that the entrance reconfiguration will improve the flow of traffic from S. Transit Street into the southern section of the plaza. The reconfiguration will remove the fork but not affect the curb cut. Mr. Zuppelli stated that a 1,165 sq. ft. play area is

proposed in the rear of southernmost building to compliment a daycare that will be occupying the building. The play area will be fenced in and have a rubberized playing surface. The rear parking lot will be modified to accommodate the play area and will be primarily used by daycare employees for parking. Mr. Zuppelli stated that traffic will not impact the safety near the play area because the road is a dead end and drop-offs will occur in the front of the building. A motion for approval was made by Mr. Collard and seconded by Mr. Agronin. Unanimous. Carried.

No. 6945 – Town of Wheatfield - Site Plan Review and Area Variance

Request by MGA Construction for the Planning Board to review a site plan and area variance request to allow for the construction of a 3 story, 19,888 sq. ft. per floor mixed-use building that includes office spaces and apartments located at 7505 Shawnee Road. The property is 5.31 acres and is zoned PUD Planned Unit Development. Mr. Garrow excused himself from the review of this project because he already had direct involvement with it. Jim Manguso, from Manguso Architects along with Jason Utzig, Michael DiMatteo, and Terry Burton were present to discuss the project. Mr. Manguso stated that the 2nd and 3rd levels will consist of primarily 3 bedroom market rate residences, while a professional office unit will occupy the first level. An area variance is required because existing zoning sets a 7,500 sq. ft. limit to gross floor area in the PUD. Mr. Manguso explained that the variance will allow them to consolidate the development and preserve greenspace. The project will be connecting to existing utility and sewer infrastructure serving the site. A motion for approval was made by Ms. Tamburlin and seconded by Mr. Agronin. Five ayes. One abstention (Garrow). Carried.

No. 6946 – Town of Wheatfield - Site Plan Review

Request by Tri Community Ambulance for the Planning Board to review a site plan to allow for the construction of a 10,576 sq. ft. addition to the existing building located at 6252/6276 Ward Road. The property is 1.66 acres and is zoned R-1 Residential. Jim Churchill was present to discuss the project. Mr. Churchill explained that the existing 3,800 sq. ft. building located at 6276 Ward Road houses the ambulances only and the company currently leases 9,000 sq. ft. of offsite space for their offices. They plan to relocate their offsite operations into the building addition in order to consolidate their operations. Development will occur on two parcels owned by the applicant which are in the process of being amalgamated. The existing structures located on the second parcel at 6252 Ward Road will be demolished. Parking satisfies Wheatfield's requirements. The use is allowed under the current zoning. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6947 – Town of Cambria - Site Plan Review, Use Variance, Special Event Permit

Request by Chad and Louise Brachmann for the Planning Board to review a site plan, use variance and special events permit request to allow for the construction of a 7,488 sq. ft. replacement of an existing structure located at 5432 Baer Road to be used for special events. The property is 83 acres and is zoned R-1 Residential. Louise Brachmann, along with Charlie Dahlke from Life by Design Architecture, were present to discuss the project. Ms. Brachmann stated that the 7,488 sq. ft. barn style structure will serve as a wedding venue facility. Mr. Dahlke stated that they are working on developing the design of the building and the target total occupancy will be around 250 to 300. There will be a prep kitchen with warming tables for caterers. The use variance is requested to allow for the sale of local beer and wine on the premises within the R-1 district. Ms. Brachmann explained that the existing Sunflower Farm parking lot located on site will serve the venue. Vehicles will enter the site from State Route 31 and exit onto Baer Road. The building will connect to existing utilities located on site. A septic system will be installed. A motion for approval was made by Mr. Garrow and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6948 – Town of Newfane - Site Plan Review

Request by the Town of Newfane for the Planning Board to review a site plan to allow for the conversion of an existing building located at 2712 West Avenue into a farm distillery. The property is 15.15 acres and is zoned IP – Light Industry/Industrial Park District. Mike Outten was present to discuss the project. Mr. Outten stated that he owns the property, and plans to convert a 6,000 sq. ft. section of an existing warehouse on site into a distillery that will include a distilling plant, tasting room, kitchen space, offices and a barrel storage room. The tasting room will accommodate 75 to 95 people. No structural changes will be made to the building. The board asked questions regarding fire safety. Mr. Outten stated that there will be no open flames in any of their systems and they are taking precautions to reduce any additional hazard. 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 lead agency correspondence that was received.

Mr. Bonafede informed the board of Orleans County's annual training taking place on June 11, 2024 in Albion. Mr. Bonafede distributed the registration form to board members.

Board members requested a way to keep track of their training hours. Mr. Bonafede stated that he has a spreadsheet to keep track of them when he is notified of their completed credit hours.

6. Adjournment – A motion was made by Mr. Collard and seconded by Mr. Garrow to adjourn the meeting at 2:38 p.m. Yes 6, No 0. Carried.

Respectfully submitted,


Margit Denning, Recording Secretary