



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, January 27, 2025 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, James Sobczyk, Mary Jo Tamburlin,

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

Staff Present – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 2:06pm.
2. Approval of the December 16, 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. 6980 – Town of Wilson – Local Law Amendment, Zoning Text Amendment

Request by the Town of Wilson for the Planning Board to review a comprehensive revision of the Town Code, including re-ordering, renumbering of chapters, removal or addition of items or clarification of items as well as updating required items to be in coordination with state level laws. Mr. Kibler opened discussion pertaining to Chapter 54, Unsafe Buildings. Mr. Agronin read Chapter 54 aloud. The board had questions on how the Town would enforce the regulations outlined in the chapter. John Sinclair, representing the Town of Wilson, arrived to discuss the revisions. He began by explaining changes to the Town's Zoning Schedule. There were errors in the Zoning Schedule that needed to be addressed, including the omission of certain uses identified in the Zoning Code that were not listed in the Schedule. Those uses were added to the Schedule with proper yard and setback requirements provided. There are no major land use or zoning changes being proposed. Mr. Sinclair then provided an overview of revisions to the Town's General Code, highlighting updates to fire safety and flood prevention regulations that were made in response to changes in state law. Mr. Agronin requested clarification on the revisions made to Chapter 54. Mr. Sinclair explained that the amendments were derived directly from the state fire code, and an additional amendment was made to the chapter's fining schedule based on recommendations from the consultant assisting with the revisions. Mr. Bonafede asked about the reorganization of the Town's alternative energy regulations. Mr. Sinclair explained that the Town's Solar, Wind and Battery Storage laws were moved to the Zoning Code since those projects ultimately require approval from the Zoning Board of Appeals. Changes made to the laws themselves were minimal. The Town plans to submit their revisions to the New York State Department of Environmental Conservation for guidance on coastal hazard and wetland regulations. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

4. Old Business – Mr. Bonafede congratulated the Board members who were reappointed to another 3-year term.
5. New Business – Mr. Bonafede reviewed SEQR lead agency correspondence received from the Town of Wheatfield Planning Board.

Adjournment – A motion to adjourn the meeting was made by Mr. Sobczyk and seconded by Ms. Tamburlin at 2:40 pm. Yes 7, No 0. Carried.

Respectfully submitted,

Margit Denning

Margit Denning, Recording Secretary