



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, March 17, 2025 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Norman Machelor, Thomas Ohol

Members Absent: Michael Carney (Ex), James Sobczyk (Ex), Mary Jo Tamburlin (Ex), Garret Meal (Ex-officio)

Staff Present – Nathaniel Bonafede, Margit Denning

1. The meeting was called to order at 2:00pm.
2. Approval of the February 24, 2024 meeting minutes - A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6985 – City of Niagara Falls – Site Plan Review

Request by Justin Lattiere, P.E., Colliers Engineering, for the Planning Board to review a Site Plan to allow for a 6,421 sq. ft. expansion to the existing 202,549 sq. ft. Walmart store at 1540 Military Road, along with associated grading, striping and signage improvements. The property is 18.3 acres and is zoned C-3 General Commercial. Matthew Vranjes of Colliers Engineering was present to discuss the project. Mr. Vranjes explained that the expansion will occur on the northern side of the store, adjacent to the existing pickup canopy. The project aims to provide a better grocery pickup experience at the store. There will be new striping under the pickup canopy and adjustments will be made to area lighting for safety. The number of pickup spaces will be increased from 18 to 38. The remainder of the updates will be in the main parking lot, and will include new striping, signage, and refreshing stop bars that have faded. Certain areas of the main building will be repainted to align with the company's current color standards. Mr. Kibler inquired about the grading changes. Mr. Vranjes explained that the grading changes will be limited to ½ acre. Mr. Garrow asked if the project will impact the drainage swale that runs through the area. Mr. Vranjes replied that it will not impact the drainage swale. The canopy will have two 6" roof drain pipes and there will be up to two new manholes that tie into the existing drain pipes. The project does not involve the creation of any additional impervious surfaces. Mr. Kibler inquired about signage changes. Mr. Vranjes explained that the changes will be color only. There will be one new sign to designate the pickup area. The signs and striping are to centralize pickup to a designated area for efficiency and away from major traffic areas for safety. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

4. Old Business – None
5. New Business – None

Adjournment – A motion to adjourn the meeting was made by Mr. Garrow and seconded by Mr. Machelor at 2:08 pm. Yes 6, No 0. Carried.

Respectfully submitted,

Margit Denning

Margit Denning, Recording Secretary