



NIAGARA COUNTY PLANNING BOARD
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board
Monday, July 17, 2017 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

- Members Present:** Bill Agronin, Walt Garrow, Chairman Joseph Kibler, Norman Machelor, Vice Chairman Richard Muscatello
- Members Absent:** Robert Bilson, James Bittner, Garret Meal, William Paton, James Sobczyk
- Staff Present:** Amy Fisk, Jacqueline Minicucci
- Others Present:** Daniel Guariglia, Mike Jaszka, Michael Metzger

1. The meeting was called to order by Chairman Kibler at 2:09 p.m.
2. A motion was made by Mr. Garrow seconded by Mr. Machelor to approve the June 19, 2017 meeting minutes. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6524 Town of Lewiston - Zoning Map Amendment

Request by Niagara University for the Planning Board to review a rezoning from RR, Rural Residential to PUD, Planned Unit Development for vacant land on Power Authority Service Drive adjacent to Niagara University. The property is 33.5 acres of the larger 182.37 acres campus. Mike Jaszka and Daniel Guariglia from Niagara University were present to discuss the project. The property transferred ownership from the New York State Power Authority to Niagara University and the rezoning will be consistent with zoning for the rest of the Niagara University campus. Due to an abstention, the board did not have a full quorum for a formal vote, however, member's present recommended approval and no further action is required by the Niagara County Planning Board.

No. 6525 Town of Lewiston – Sketch Plan Review

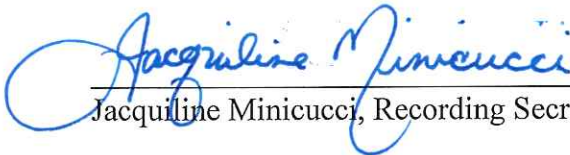
Request by Donald Smith for the Planning Board to review a sketch plan for the construction of 119 single-family homes and 16 townhomes located on Bridal Path Lane. The property is 58.35 acres and is zoned PUD, Planned Unit Development. Michael Metzger from Metzger Civil Engineering was present to discuss the project. A planned unit development was previously approved that included this property but full build out was never accomplished. The overall development is being reduced from 246 dwelling units to 205. Additional access points will be constructed to improve ingress and egress. Drainage and fire safety issues appear to be adequately met. Upon completion, the property will have approximately 30% green space. Some wetlands will be impacted in the later phases of construction and the applicant is working with the Army Corps of Engineers on the necessary permits. A motion for approval was made by Mr. Agronin, seconded by Vice Chairman Muscatello. Unanimous. Carried.

No. 6526 Town of Lockport – Zoning Text Amendment

Request by the Town of Lockport for the Planning Board to review a zoning text amendment for a local law adding storage facilities as a Special Use in B-1, Local Business district. Storage facilities are allowed in the B-2, General Business Use district and the town is adding them to the B-1 district with the same requirements and issuance of a special use permit. There were no concerns noted. A motion for approval was made by Mr. Agronin, seconded by Mr. Machelor. Unanimous. Carried.

4. Old Business
5. New Business – Ms. Fisk discussed the Fall training and will email a list of possible topics to board members for suggestions.
6. A motion was made by Vice Chairman Muscatello, seconded by Mr. Garrow to adjourn the meeting at 3:20p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary