



**NIAGARA COUNTY PLANNING BOARD**  
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SANBORN, NEW YORK 14132

**Joseph Kibler**  
**Chairman**

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**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, September 18, 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, James Sobczyk, Garret Meal (ex-officio)

**Members Absent:** Robert Bilson, William Paton

**Staff Present:** Amy Fisk, Jacqueline Minicucci

**Others Present:** Evelyn Buffone, Kristin Savard, Jane Torray

1. The meeting was called to order by Chairman Kibler at 2:00 p.m.
2. A motion was made by Mr. Garrow seconded by Mr. Muscatello to approve the August 21, 2017 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6505 Town of Niagara – Site Plan Review**

Request by Double C Realty of NY Inc. for the Planning Board to review a site plan for the construction of a 119 single family home subdivision known as Bri Estates at undeveloped land east of Kay Ellen Drive and north of Colonial Drive. The property is 40.4 acres and is zoned R-1, Single Family Residential. The referral is being put on hold until a legal determination is made as to whether the application requires referral to the County Planning Board.

**No. 6532 Town of Wheatfield – Site Plan Review and Special Permit**

Request by Lori Nicoletti for the Planning Board to review a site plan and special permit request for the construction of a self-storage facility with outdoor recreational vehicle storage located at the southeast corner of Walmore and Lockport Roads. The property is 4.96 acres and is zoned M-1, Light Industrial with Airport Zone One Overlay. Kristin Savard from Advanced Design on behalf of Lori Nicoletti was present to discuss the project. The design calls for 72 storage units with spaces for recreational vehicles in the rear. The property will be fenced with the main entrance from Lockport Road and exiting onto Walmore Road. All setback requirements have been met. There are no drainage concerns. The project meets all Airport Overlay requirements and FAA approval is pending. Due to abstentions and absent board members, the board lacked a quorum for a formal vote, however, those present unanimously recommended approval. Abstentions by Mr. Garrow and Mr. Muscatello.

**No. 6534 Town of Cambria – Special Permit**

Request by Nicholas and Evelyn Buffone for the Planning Board to review a special permit request to allow for an existing rental home at 4609 Townline Road to be used as a tourist home. The property is 37.8 acres and is zoned AR, Agricultural and Residence. Ms. Buffone was present to discuss the project. The existing home was previously used as a long-term rental. The short-term will be for tourists with a stay of a maximum of 7 days. A motion for approval was made by Mr. Agronin, seconded by Mr. Machelor. Unanimous. Carried.

4. *Old Business* - None

5. *New Business* – Ms. Fisk stated that the October 12, 2017, Department of State Training registration forms have been distributed to all municipalities. The registration deadline is October 6, 2017.

Board members expressed concern about member attendance and the consistent quorum problems. It was requested that the Legislature Office be made aware of the issue.

6. *Correspondence* – A SEQR was received from the Wilson School District for planned renovations at schools throughout the district. No action by the board is required.

7. A motion was made by Mr. Agronin, seconded by Mr. Garrow to adjourn the meeting at 3:01 p.m. Unanimous. Carried.

Respectfully submitted,

  
Jacqueline Minicucci, Recording Secretary