



NIAGARA COUNTY PLANNING BOARD
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, January 22, 2018 – 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, Thomas Ohol, William Paton, Garret Meal (ex-officio)

Members Absent: Andrea Klyczek (ex), James Sobczyk (ex)

Staff Present: Amy Fisk, Jacqueline Minicucci

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. Machelor to approve the December 18, 2017 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6541 Town of Somerset – Zoning Text Amendment

Request by the Town of Somerset for the Planning Board to review a town-wide zoning text amendment to amend the regulations applicable to all zones and the regulations applicable to Industrial Districts and Planned Unit Development Districts. The amendment further defines Industrial Wind Energy Conversion Systems and restricts construction to industrial districts while adhering to all other zoning requirements. A recommendation for approval was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

No. 6542 Town of Somerset – Zoning Text Amendment

Request by the Town of Somerset for the Planning Board to review a town-wide zoning text amendment to amend the supplemental regulations of the Town Zoning Code to add regulations applicable to tall structures. The amendment restricts the construction of structures exceeding 150 feet in height from all districts within town limits. Special use permits will be required for a number of uses. Setbacks are defined for static (1.5 x Height) and dynamic (5.5 x Height) structures. Wind energy facilities may not be built within 3 miles of the Lake Ontario shoreline, the boundaries of the Town of Somerset LWRP, or any planned or existing public parks. Additional distance restrictions have been added. Lighting, screening, fencing, and parking conditions are detailed. A recommendation for approval was made by Mr. Machelor and seconded by Mr. Garrow. Unanimous. Carried.

No. 6543 Town of Somerset – Zoning Text Amendment

Request by the Town of Somerset for the Planning Board to review a town-wide zoning text amendment to amend the supplemental regulations related to commercial/industrial wind energy conversion systems. The amendment further defines the setback requirements, reduces the allowable height to 200 feet tall, and decreases the sound measurement levels. The board recommended approval with the suggestion to clarify the noise levels relevant to background. A motion for approval was made by Bill Agronin and seconded by Walt Garrow. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – A motion to nominate Joseph Kibler to a 1-Year term as board Chairman was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried

A motion to nominate Richard Muscatello to a 1-Year term as board Vice Chairman was made by Mr. Agronin and seconded by Mr. Garrow. Unanimous. Carried.

6. *Correspondence* – None

7. A motion was made by Mr. Paton, seconded by Mr. Muscatello to adjourn the meeting at 2:25 p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary