



NIAGARA COUNTY PLANNING BOARD
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Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, March 19, 2018 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Chairman Joseph Kibler, Andrea Klyczek, Norman Machelor, Vice Chairman Richard Muscatello, Thomas Ohol, William Paton, James Sobczyk, Garret Meal (ex-officio)

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. Agronin seconded by Mr. Garrow to approve the February 26, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6547 Town of Wheatfield – Zoning Text Amendment

Request by the Town of Wheatfield for the Planning Board to review a town wide zoning text amendment to clarify the requirements and design standards for signage in Chapter 169, Subdivision of Land. Ms. Fisk reviewed the minor changes to the signage code in subdivisions and design standards as well as the addition of language to make the code consistent throughout. There were no concerns noted. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Mr. Garrow and Mr. Muscatello abstained.

No. 6548 Town of Wheatfield – Area Variance, Special Use Permit and Site Plan Review

Request by Moog Inc. for the Planning Board to review an area variance, special use permit and site plan review for the construction of a new 725 sq. ft. scrubber building and 7,595 sq. ft. propellant storage building, and 14,850 sq.ft. access drive to support ongoing operations at 6686 Walmore Road. A height variance is required for the scrubber building to be 45 ft. whereas the maximum code height is 40 ft. The property is 9.71 acres and is zoned M-2, General Industrial, O-3 Airport Zone One Overlay. Tom Klementowski, Dennis Hoyt, Matthew Edwards and Matt Martin were present to discuss the project. Mr. Klementowski presented a site history and an overview of the infrastructure changes for the project. The design goal is to increase capacity and efficiency while reducing operational and environmental risks. Phase I enhancements will include the replacement of the existing steam tower, construction of a new propellant building and the addition of an air scrubber to reduce risk of potential releases. There are no changes to the type of fuel being stored on site but a special use permit is under review. The infrastructure modernization will meet all current codes and a new fire suppression system will be installed. The current access road will be expanded to allow for better truck maneuverability. The project has been reviewed by the NFTA and the Niagara Falls Air Base. An application has been submitted to the FAA but approval is not a requirement. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Mr. Garrow and Mr. Muscatello abstained.

No. 6549 City of Lockport – Site Plan Review

Request by the HN330 Properties for the Planning Board to review a site plan for the construction of six commercial and warehouse buildings ranging in size from 2,500 to 5,000 sq. ft. located at 801 Richfield Street. The property is 16.52 acres and is zoned I-3, Heavy Industrial. Nigel Martin was present to discuss the project. HN330 is the current owner of the property and is proposing the construction of three buildings varying in size from 50 X 50 to 50 X 100 for warehousing purposes with long-term tenants. There are existing utilities on the parcel. Fire hydrants are in place on Richfield Street and there will be no storage of hazardous materials. A motion for approval was made by Mr. Garrow and seconded by Mr. Ohol. Unanimous. Carried.

No. 6550 Village of Youngstown – Site Plan Review

Request by Rebecca Poletti for the Planning Board to review a site plan for the addition of a 7' x 9' walk-in cooler on the south side of the existing building located at 400 Main Street. The property is 0.48 acres and is zoned WC-2, Waterfront Commercial 2 District. The proposed installation of the new cooler will not be obstructing any doors or exits. There are no variances needed. The board had no concerns with the project. A motion for approval was made by Mr. Agronin and seconded by Mr. Muscatello. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – None

6. *Adjournment* - A motion was made by Mr. Muscatello and seconded by Mr. Machelor to adjourn the meeting at 2:33 p.m. Unanimous. Carried.

Respectfully submitted,


Jacqueline Minicucci, Recording Secretary