



**NIAGARA COUNTY PLANNING BOARD**  
VANTAGE CENTRE, SUITE ONE  
6311 INDUCON CORPORATE DRIVE  
SANBORN, NEW YORK 14132

**Joseph Kibler**  
**Chairman**

Phone: (716) 278-8750  
Fax: (716) 278-8757

**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, September 17, 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, James Sobczyk, Norm Allen (proxy ex-officio)

**Members Absent:** William Paton

**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. Muscatello seconded by Mr. Garrow to approve the August 20, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6573 City of North Tonawanda – Site Plan Review**

Request by Rock One Development, LLC for the Planning Board to review changes to the original site plan for the construction of waterfront townhouses located at 600 River Road. The new plan includes moving the location of two buildings, removing a mixed use building, and reducing in size a 10-unit townhouse to 8-units to allow for the addition of a parking lot, pickle ball court, dog park and playground. The property is 4.81 acres and is zoned WD, Waterfront District. Mike Metzger, Engineer and Lou Visone, owner were present on behalf of Rock One Development to discuss the project. Mr. Metzger reviewed the changes stating that prospective tenants expressed the need for more parking and amenities. There will be 10 additional parking spaces, 6 units removed reducing density and the addition of 10% more greenspace. There were no changes to the current plan for the riverfront structures. The board had no concerns with the changes as submitted. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. Unanimous. Carried.

**No. 6574 Town of Cambria – Site Plan Review**

Request by Crosslake Fiber USA, LP for the Planning Board to review a site plan to allow for the construction of a single-story 12 x 26 ft. utility building located at SBL #107.00-2-31 South of Lockport Junction Road. The shelter will be utilized to provide in-line amplification for an underground cable being installed along Lockport Junction Road. The property is 39.697 acres and is zoned AR, Agricultural and Residence. Mike Metzger, Engineer was present to discuss the project. This board previously reviewed and recommended approval of the project. Site plan and engineering documents were reviewed by the board as part of the current submission. A motion for approval was made by Ms. Klyczek and seconded by Mr. Machelor. Unanimous. Approved.

**No. 6576 Town of Royalton – Zoning Map Amendment**

Request by Harry Moehlau of Niagara Auto Werks for the Planning Board to review a zoning map amendment from One and Two Family Residential and Agricultural to Business allowing for the construction of an auto service, sale and repair company, 2,250 sq.ft. of storage units and a vineyard/garden area located at 7560 Dysinger Road. The property is 6.058 acres. Mark Alianello, project engineer, was present on behalf of Niagara Auto Werks. There are 3 parcels that will be developed in phases. Phase I construction will consist of a 7,750 sq.ft. building with the front 4,500 sq.ft. dedicated as an auto repair facility and the remainder to being utilized for self-storage. The property will be used to repair and sell vehicles as well as allowing customers use of the facility to maintenance cars for a fee. Phase II will consist of additional storage units and a proposed vineyard/garden. The front parcel is zoned Residential and the rear parcels are Agriculture. The board reviewed the proximity of residences to the proposed project and had concerns that the mixed-use facility is not commensurate with the neighborhood. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Agronin. The motion was denied by a 6 to 2 vote stating that the proposed mixed-use facility would change the aesthetic of the neighborhood. A rollcall vote was requested. Approval: Mr. Sobczyk, Mr. Agronin; Denial: Mr. Garrow, Mr. Kibler, Ms. Klyczek, Mr. Machelor, Mr. Muscatello, Mr. Ohol.

**No. 6577 Town of Lockport – Site Plan Review**

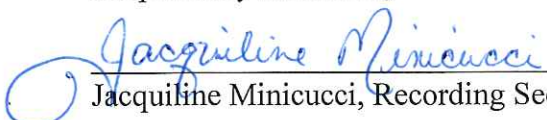
Request by Garrett Development for the Planning Board to review a site plan to allow for the construction of a 5,900 sq. ft. warehouse addition to an existing 10,000 sq.ft vacant retail building located at 6051 South Transit Road. The property is 0.842 acres and is zoned B-2, General Business. Mike Metzger, project engineer, was present to discuss the project. The proposed addition will be located at the rear of the existing building. The parcel is zoned B-2 requiring a 10ft. setback but it also is in the CCO, Commercial Corridor Overlay which requires a 25 ft. setback and a variance has been granted to allow for a reduction to 20ft. from the property line. Landscaping will enhance the front of the building. A motion for approval was made by Ms. Klyczek and seconded by Mr. Ohol. Unanimous. Approved.

**No. 6578 Town of Lockport - Site Plan Review**

Request by the New York Beer Project for the Planning Board to review a site plan for the construction of a 40' X 60' Pole Barn to be utilized for cold storage. The barn will be erected to the South of the existing brewery/restaurant located at 6933 S. Transit Road. The property is 3.998 acres and is zoned B-1, Local Business Use. Tim Arlington, project engineer, was present to discuss the project. Currently, the business is utilizing trailers to store supplies. The existing trailers will be removed and replaced with a 40 x 60 wood and steel structure that will face Tonawanda Creek Road. There will be no installation of utilities. The board had no concerns. A motion for approval was made by Mr. Garrow and seconded by Mr. Machelor. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – The Department of State training has been scheduled for Tuesday, October 30, 2018 at 5:30 pm. The topics will be Solar Energy Regulation, Stormwater Regulation for Local Review Boards and Tests for Granting Use and Area Variances.
6. *Presentation* - The board welcomed members of Nixon Peabody who presented on Small Cell Technology by Verizon.
7. *Adjournment* - A motion was made by Ms. Klyczek and seconded by Mr. Garrow to adjourn the meeting at 3:32 p.m. Unanimous. Carried.

Respectfully submitted,

  
Jacquiline Minicucci, Recording Secretary