



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
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Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, January 28, 2019 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Joseph Kibler, Norman Machelor, Vice Chairman Richard Muscatello, Thomas Ohol,

Members Absent: Andrea Klyczek, William Paton, James Sobczyk, Garret Meal (proxy 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. Machelor and seconded by Mr. Agronin to approve the December 17, 2018 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6584 City of North Tonawanda – Site Plan Review

Request by Bogart-Sinatra Development, LLC for the Planning Board to review a site plan for the construction of self-storage and industrial/commercial rental units located at 412-438 Zimmerman Street. The total property acreage is 1.884 and is zoned M-1, Light Manufacturing. Kristen Savard from Advance Design was present to discuss the project. There are six adjacent parcels that are being consolidated into one property. The project consists of three heated buildings that will be utilized for storage of larger items and equipment. The units will be 20 feet wide with tall overhead doors to accommodate larger vehicles. There is to be no maintenance of vehicles in the units but floor drains with oil/water separators and grinder pumps are being installed. The project has been reviewed by the City's building inspector for fire safety. The rear of the property will be fenced and landscaping will be added. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6593 Town of Porter – Use Variance, Special Permit

Request by Laurence and Christina Elia for the Planning Board to review a use variance and special permit request to conduct a bed and breakfast establishment with a small event venue located at 433 Lake Road. The property is 10.74 acres and is zoned WR, Waterfront Residential. Mr. Larry Elia was present to discuss the project. Mr. Elia stated they would like to turn their current residence into a bed & breakfast with up to 5 rooms for guests and also host private events on the property. Town of Porter residents Phil Miller and Mark Litman asked to speak. They stated that Mr. Elia has had events in the past with fireworks and the noise level was high. The residents stated that they are okay with the bed and breakfast and private events until 11 p.m. but are against the fireworks because of light and noise concerns. Board members discussed the variance and special use permit requirements. A motion for approval with the stipulation that fireworks be disallowed was made by Mr. Garrow and seconded by Mr. Agronin. 5 Yes: Mr. Kibler, Mr. Garrow, Mr. Muscatello, Mr. Ohol, Mr. Agronin, 1 No: Mr. Machelor. Carried.

No. 6589 City of Niagara Falls – Site Plan Review & Zoning Map Amendment

Request by Kavacon Development, LLC for the Planning Board to review a site plan and zoning map amendment to allow for the redevelopment of the existing Consumer Beverage retail building and construction of a new banking facility located at 7101 & 7102 Niagara Falls Boulevard. A zoning map amendment is needed to rezone 665, 671 and 675 - 71st Street from R1-C, Medium Density Residential to C3, General Commercial. The total property acreage to be rezoned is 0.42 acres. Sean Hopkins on behalf of Kavacon Development was present to discuss the project. Mr. Hopkins stated that the developer acquired three more parcels on 71st Street that need to be rezoned from R1-C to C3. The rezoning will allow for the Consumer Beverage retail building to increase in size to 14,400 square feet and will help with stormwater management allowing for the installation of a dry retention pond. Mr. Hopkins stated there has been no concerns from neighbors. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

No. 6590 Town of Cambria – Site Plan Review

Request by Daniel McKie for the Planning Board to review a site plan for the construction of 2 self-storage buildings totaling 11,250 sq.ft. located on Campbell Boulevard SBL#121.00-2-46.211. The property is 18.3 acres and is zoned B-2, General Business District. There was no representative to discuss the project. Ms. Fisk stated that the project has been previously approved by this board and was resubmitted due to a change in building sizes. The original project proposed two 4,800 sq.ft buildings with the new project changed to one 7,500 sq.ft and one 3,750 sq.ft building. The board had no concerns. A motion for approval was made by Agronin and seconded by Mr. Muscatello. Mr. Ohol abstained. Unanimous. Carried.

No. 6591 City of Lockport – Site Plan Review

Request by Emanuel United Methodist Church for the Planning Board to review a site plan for the expansion of the east entrance to the church and to relocate the existing storage shed located at 75 East Avenue. The property is 0.9 acres and is zoned B-4, Office Business District. Marshall Roth representing the Emanuel United Methodist Church was present to discuss the project. There will be no changes to the original footprint of the building and a small addition will be constructed on the east side to allow for a larger handicapped accessible entrance. A motion for approval was made by Mr. Machelor and seconded by Mr. Garrow. Unanimous. Carried.

No. 6592 Town of Pendleton – Site Plan Review

Request by Omkara Hotel, LLC for the Planning Board to review a site plan for the construction of a 77 room Holiday Inn Express hotel located at 6900 S. Transit Road. The property is 4.23 acres and is zoned CO₂, Medium Commercial. Chris Andrzejewski, Ram Patel, Pryush Patel, Nik Patel and Jeff Hazel were present to discuss the project. Mr. Andrzejewski stated that all setbacks have been met. The building will be 4–stories high with 77 rooms and 87 parking spaces. The hotel will connect to the Niagara County sewer system. There will be bio-retention ponds in the front and rear of the property and two rain gardens on both sides of the building for drainage. There is currently one entrance from Transit Road but a second emergency only entrance will be installed for fire safety as requested by the Town. A motion for approval was made by Mr. Muscatello and seconded by Mr. Ohol. Unanimous. Carried.

4. *Old Business* - None

5. *New Business* –

The date for the Niagara County Planning Board April meeting will be changed from April 15, 2019 to April 8, 2019. Revised schedules will be distributed to board members and town clerks.

Correspondence:

- 1.) A SEQR Lead Agency was received for the Cannon Block Residence project at 550 Main Street, 557, 561, 569 and 571 Third Street, Niagara Falls, NY.
- 2.) A SEQR Lead Agency Coordinated Review was received for the Wheatfield Crossing Subdivision in the Town of Wheatfield.

Board members took a moment to recognize the passing of former board Chairman Donald Smith.

6. *Adjournment* – A motion was made by Mr. Muscatello and seconded by Mr. Machelor to adjourn the meeting at 3:01 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary