



NIAGARA COUNTY PLANNING BOARD
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board

Monday, November 20, 2017 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Chairman Joseph Kibler, Norman Machelor, William Paton, James Sobczyk

Members Absent: Robert Bilson, Vice Chairman Richard Muscatello (ex), Garret Meal (ex-officio) (ex)

Staff Present: R. Thomas Burgasser, Amy Fisk, Jacqueline Minicucci

Others Present: Gary Bongiovanni, Bob Colpoys, Ernest Haseley, Helen Haseley, Sean Hopkins, Beth Jackson, John Jacoby, Herb Lewis, Tim Masters, Kathleen Pysz, R. W. Pysz, Fabian Rosati, Fran Rosati, Carol Scaraph, Jane Torrey, Dorothy Tubinis

1. The meeting was called to order by Chairman Kibler at 2:04 p.m.
2. A motion was made by Mr. Agronin seconded by Mr. Garrow to approve the October 16, 2017 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6538 Town of Cambria – Zoning Text Amendment

Request by the Town of Cambria for the Planning Board to review amendments to zoning ordinance sections 302(6), 303(2) and 303(5) concerning permitted square footage of accessory buildings in the A-R district. Amendment to 302(6) was noted as a clerical correction and the board had no concerns for changes to 303(2) and 303(5) for accessory buildings and barns. A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

No. 6505 Town of Niagara - Site Plan Review

Request by the Town of Niagara for the Planning Board to review a site plan for the construction of a 119 single-family home subdivision known as Bri Estates by Double C Realty 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. Mike Metzger and Sean Hopkins were present to discuss the project on behalf of Double C Realty. Mr. Hopkins noted that the project is still in the early stages but several changes have been made since the first submission to the board including the addition of a second entrance and completion of several studies including a downstream sewer capacity analysis; storm water pollution prevention plan; wetland delineation and jurisdictional determination from the Army Corps of Engineers; an archeological study; and a geotechnical study including soil borings. The developer is proposing the installation of a sanitary sewer pump station and a detention pond. Board members discussed drainage, fire safety, traffic issues, and

impacts to the local school district. The development will need to comply with the Army Corp of Engineers recommendations regarding minimally disturbing the current drainage ditch. As a follow-up to the traffic analysis, a full traffic study is being performed. No variances are currently being requested but waivers will be required for the project. Several area residents were present and voiced concerns regarding traffic safety, drainage, flooding, fire code compliance, retention pond safety, insects and rodents, bedrock removal, easements, maintenance, and the possibility of decreased property values. The Niagara County Planning Board recommended returning the project for local determination because the site plan and associated documentation have been modified since the last Town of Niagara Meeting.


However, the following recommendations were noted:

- 1.) It is necessary to secure documentation from the fire department due to safety concerns
- 2.) Secure a complete traffic impact study
- 3.) Complete the details on storm water issues
- 4.) The school district should be given notification of the project.

A motion to return the project to the Town of Niagara with the above recommendations was made by Walter Garrow and seconded by Mr. Agronin. Unanimous. Carried

4. *Old Business* – None
5. *New Business* – The Planning Board meeting schedule for 2018 was distributed.
6. *Correspondence* – None
7. A motion was made by Mr. Sobczyk, seconded by Mr. Garrow to adjourn the meeting at 3:09 p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary