



**NIAGARA COUNTY PLANNING BOARD**  
SAMUEL M. FERRARO CENTER FOR  
ECONOMIC DEVELOPMENT  
6311 INDUCON CORPORATE DRIVE  
SANBORN, NEW YORK 14132

**Joseph Kibler**  
**Chairman**

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**MEETING MINUTES**

**Niagara County Planning Board**

**Monday, December 16, 2019 – 2:00 p.m.**

**Niagara County Center for Economic Development, Sanborn**

**Members Present:** Bill Agronin, J. Anthony Collard, Walt Garrow, Joseph Kibler, Andrea Klyczek, Thomas Ohol, Garret Meal (ex-officio)

**Members Absent:** Richard Muscatello(Ex), James Sobczyk(Ex), Jonathan Welka(Ex)

**Staff Present:** Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:01 p.m.
2. A motion was made by Mr. Garrow and seconded by Mr. Agronin to approve the November 18, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

**No. 6643 – City of North Tonawanda – Area Variance, Use Variance, Site Plan Review**

Request by Lou Riggio of 110 Sweeney St., LLC for the Planning Board to review a site plan, and area and use variance requests to allow for the construction of a 2-story restaurant, retail space, and a 16-unit apartment building at 110 Sweeney Street. The property is 0.32 acres and is zoned M-1, Light Manufacturing. Ms. Fisk informed the board that the City has confirmed the variances requested on the referral were an error and only a site plan review is required by this board. Ms. Fisk stated environmental assessments have been performed and issues were addressed. The property was part of a rezoning that took place in October of 2019 as an initiative to promote mixed use in the City's downtown. The current zoning is Downtown High Density. A motion to amend the agenda to reflect the accurate referral request and site zoning was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

Mike Burger of Sutton Architects was present to discuss the project. Existing structures were demolished and the developer will utilize the vacant land to construct a 2-story restaurant with a patio on the second floor and retail space on the ground floor. The project includes the construction of 16 loft-style apartment units. The developer is working with the local historical board on design aesthetics. Currently street parking is proposed but discussions on are ongoing for a parking lot. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Unanimous. Carried.

**No. 6644 – Town of Pendleton – Minor Subdivision**


Request by Howard P Urban for the Planning Board to review a minor 4-lot subdivision of a parcel located at 6876-6886 S. Transit Road. The property is 52.57 acres and is zoned CO-2, Medium Commercial. Howard Urban was present to discuss the project. Mr. Urban stated that he wants to subdivide the property into four parcels to facilitate redevelopment. Mr. Urban will maintain ownership of one lot but has intentions to sell the other parcels. There are wetlands on a portion of the property to be subdivided but they will not be disturbed. The board had no concerns. A motion for approval was made by Mr. Agronin and seconded by Mr. Ohol. Unanimous. Carried.

4. *Old Business* – None

5. *New Business* – None

6. *Adjournment* – A motion was made by Mr. Agronin and seconded by Mr. Garrow to adjourn the meeting at 2:25 p.m. Unanimous. Carried.

Respectfully submitted,

  
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Jacqueline Minicucci, Recording Secretary