



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
6311 INDUCON CORPORATE DRIVE
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Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board
Monday, February 28, 2019 – 2:00 p.m.
Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Joseph Kibler, Andrea Klyczek, Thomas Ohol, James Sobczyk, Garret Meal (proxy ex-officio)

Members Absent: Norman Machelor, Richard Muscatello, William Paton

Staff Present: Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 1:59 p.m.
2. A motion was made by Mr. Ohol and seconded by Mr. Garrow to approve the January 28, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6594 Town of Cambria – Zoning Text Amendment

Request by the Town of Cambria for the Planning Board to review a zoning text amendment in regards to provisions relating to Special Permits and/or Site Plan Approvals for breweries, ciderys, distilleries, meaderies, microbreweries, wineries and any other Agricultural Tourism entities. The board reviewed changes made to the current zoning specific to agri-tourism including definitions, site plan approval requirements, need for special permits, parking and traffic flow, patron limits for events, and enforcement/penalties for non-compliance. Ms. Klyczek expressed concern over whether the zoning changes would negatively impact current businesses. The County has been working to promote agribusiness development and the regulations could hurt existing businesses or discourage new business development. A public hearing is scheduled for March 14, 2019. A motion for approval was made by Ms. Klyczek and seconded by Mr. Garrow with the recommendation that the Town of Cambria contact some agri-tourism entities to determine if the changes will have any unintended negative consequences. Unanimous. Carried.

No. 6595 City of Niagara Falls – Site Plan Review

Request by Primerano Fitness for the Planning Board to review a site plan for the construction of a 6,000 sq.ft. pre-fabricated metal building to be used as a fitness facility located at 7611 Buffalo Avenue. The property is .915 acres and is zoned C1-A, Neighborhood Commercial. Shawn Schott, contractor, was present to discuss the project. The existing buildings will remain on the property and be left unoccupied for now. A new structure will be erected on the rear of the property adjacent to the waterfront. The existing parking lot will be utilized with approximately 30 spaces. The board discussed the location of the building so as not to obstruct waterfront views for neighbors. A motion for approval was made by Ms. Klyczek and seconded by Mr. Garrow.

4. *Old Business* - None

5. *New Business* –


Correspondence:

1.) A SEQR Coordinated Review was received for the Niagara International Sports Entertainment project at the Summit Mall location in the Town of Wheatfield. The project has been significantly modified since the original site plan was approved.

2.) A SEQRA Lead Agency was received for the Royalton-Hartland Central School District capital improvement project.

6. *Adjournment* – A motion was made by Mr. Garrow and seconded by Mr. Ohol to adjourn the meeting at 2:42 p.m. Unanimous. Carried.

Respectfully submitted,



Jacquiline Minicucci, Recording Secretary