



NIAGARA COUNTY PLANNING BOARD
SAMUEL M. FERRARO CENTER FOR ECONOMIC
DEVELOPMENT
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, May 20, 2019 – 2:00 p.m.

Niagara County Center for Economic Development, Sanborn

Members Present: Bill Agronin, Walt Garrow, Joseph Kibler, Andrea Klyczek, Richard Muscatello, Thomas Ohol, James Sobczyk, Garret Meal (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. Garrow and seconded by Mr. Agronin to approve the April 8, 2019 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6601 Town of Cambria – Other (Special Events Permit)

Request by Chad and Louise Brachmann for the Planning Board to review a special events permit for the sale and marketing of sunflowers located at 5432 Baer Road. The property is 81.23 acres and is zoned R-1, Residence and B-2, General Business. Chad and Louise Brachmann were present to discuss the project. Ms. Fisk clarified that the Town of Cambria requested the county's review in response to the new town zoning ordinance regulating special events at agritourism operations. The town is holding a public hearing tonight. Mr. Brachmann stated traffic flow will be improved with new signage and an entrance from Baer Road. Parking will be provided for 200 vehicles and a private access road will be utilized for vendors. All events will be set back 1,000 ft. from the road. Fire safety was reviewed and there is ample space for emergency vehicles access. Having reviewed the presentation and not finding any concerns, a motion was made by Mr. Garrow and seconded by Mr. Agronin stating there was no significant county wide or inter-community impact with the special events permit. Unanimous. Carried.

No. 6602 Town of Cambria – Special Permit

Request by Tyler Booth for the Planning Board to review a special permit request to operate a living history museum, a tavern and a working farm located 5132 Ridge Road previously known as The Forsythe Tavern. The property is 5.037 acres and is zoned AR, Agricultural and Residence. John and Tyler Booth were present to discuss the project. Mr. Booth discussed the previously approved project for renovation of the tavern. The current request is to operate a living history museum within the tavern as well as the restaurant with a 40 person capacity. The barn has been renovated and will be utilized as a general store. Future plans include creating a working farm at the site with a few animals. The parking lot and driveway have been installed and NYS Department of Transportation approval is pending for the proposed Townline Road entrance. A public hearing is scheduled for tonight. A motion for approval was made by Mr. Agronin and seconded by Ms. Klyczek. Unanimous. Carried.

No. 6603 – City of Niagara Falls – Site Plan Review

Request by Delta Sonic Car Wash Systems, Inc. for the Planning Board to review a site plan to expand current operations with the construction of a new 23,765 sq.ft. auto detail building on the site of the old Rainbow Motel, increase the number of carwash lanes, and improving site traffic circulation located at 7900-7920 Niagara Falls Blvd. The total project acreage is 5.237 acres and is zoned C3, General Commercial. Jeremy Brooks and Michael Yount were present to discuss the project. Delta Sonic purchased the adjacent lot, formerly a motel, to be utilized for expansion. The motel will be demolished and a new auto interior detailing facility will be constructed on the site with drive thru capabilities. An additional stacking lane will be created and employee parking will be relocated. Bio-retention ponds will be utilized for drainage. The project will be environmental friendly using solar panels and rainwater harvesting. A motion for approval was made by Mr. Muscatello and seconded by Ms. Klyczek. Unanimous. Carried.

4. *Old Business* – The Orleans County Department of State Training will take place on May 29, 2019 and discuss local regulations and enactment procedures; revising zoning; and site plan review.
5. *New Business* – None
6. *Adjournment* – A motion was made by Mr. Muscatello and seconded by Mr. Garrow to adjourn the meeting at 2:32 p.m. Unanimous. Carried.

Respectfully submitted,



Jacqueline Minicucci, Recording Secretary