



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, August 17, 2020 – 2:00 p.m.
Meeting held via WebEx

<https://niagaracounty.webex.com/niagaracounty/j.php?MTID=mca5a207839028678176bfab75fd9f1fd>

Members Present: Bill Agronin, J. Anthony Collard, Walt Garrow, Joseph Kibler, Andrea Klyczek, Richard Muscatello, James Sobczyk, Garret Meal (ex-officio)

Members Absent: Thomas Ohol, Jonathan Welka

Staff Present: Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:05 p.m.
2. A motion was made by Mr. Garrow and seconded by Mr. Agronin to approve the July 20, 2020 meeting minutes. 6 Yes, 0 No. Carried.
3. *Niagara County Planning Board Referrals*

No. 6667 – Town of Wheatfield – Plat Plan

Request by DJC Land, Inc. for the Planning Board to review a plat plan for development of a 73-lot single-family residential subdivision North of Slusaric Rd, between Shawnee and Townline Roads. The property is 52.1 acres and is zoned R-R, Rural Residential. Jason Burford of GPI Engineering was present to discuss the project. Mr. Burford stated that the 73-lot single-family detached homes will be constructed in three phases. There will be two access entrances coming from Shawnee and Townline Roads. The project will be connecting to the current public water and sewer infrastructure. Mr. Garrow informed the board that the Town of Wheatfield Planning Board reviewed the project and the developer has successfully met all requirements. Mr. Garrow commented that the Town is considering concerns from the public hearing regarding traffic and drainage issues. A traffic study must be completed and drainage plans utilizing a retention pond must be reviewed by the town engineer prior to project approval. A motion for approval was made by Mr. Agronin and seconded by Ms. Klyczek. 5 Yes, 0 No. Mr. Garrow Abstained. Carried.

Mr. Collard Joined the Meeting

No. 6668 – City of Lockport – Area Variance, Special Permit

Request by Kenyon Limited Partnership and C.E. Beney, LLC for the Planning Board to review a special use permit and area variance to operate a medical office at 1149 Lincoln Avenue with a reduced rear setback from the required 30 ft. to 5 ft. A portion of the existing property is being subdivided and the rear lot line is being shifted to the south necessitating the variance. The property is 0.71 acres and is zoned B-1, Neighborhood Business. Mr. Agronin discussed the importance of the project location. Ms. Fisk reviewed the subdivision of the parcel stating the seller would like to maintain ownership of the rear parcel with the ingress/egress from Davison Road. John Ottaviano, project attorney, discussed the project and stated a survey was completed and there is ample parking for the businesses. A motion for approval was made by Mr. Agronin and seconded by Mr. Garrow with the suggestion that an easement be added to the deed to allow access to Davison Road. 7 Yes, 0 No. Carried.

No. 6669 – Town of Wheatfield – Site Plan Review

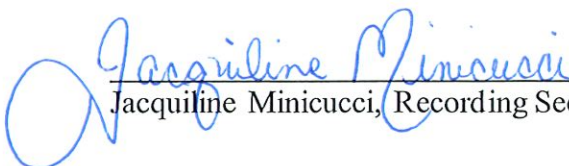
Request by Scheid Architectural, PLLC for the Planning Board to review a site plan for the construction and operation of a 13,500 sq.ft. 1-story child care facility with new parking and utilities located at 3641-3651 Niagara Falls Boulevard. The property is 2.23 acres and is zoned C-1, Commercial with Niagara Falls Boulevard Overlay. Travis Gruszka of Scheid Architectural was present to discuss the project. Mr. Gruszka stated that since the prior approval in November of 2019 for the rezoning, the building has been designed and the site plan fully engineered. The building has been moved to the southeast corner of the parcel to minimize disturbance to existing wetlands. The developer is in the process of obtaining a permit to mitigate 0.5 acres of wetlands that will be distributed. The 50 space parking lot meets town requirements. Mr. Garrow stated the town is working with the developer to move the utility box to an alternate location. A landscape buffer will be maintained to screen adjacent property owners. A motion for approval was made by Mr. Muscatello and seconded by Mr. Agronin. 6 Yes, 0 No. Mr. Garrow Abstained. Carried.

No. 6670 – Town of Lewiston – Site Plan Review

Request by Kristen Quiett for the Planning Board to review a site plan for the construction of river access stairs with an 8' x 10' deck and 4' x 12' dock for personal use located at 4577 Lower River Road. The project are is 0.70 acres and is zoned R-1, One-Family Residence. John Lang, project designer was present to discuss the project. Mr. Lang stated there will be a street level platform, two flights of stairs and two ramps. An 8' x 10' deck with a 4' x 12' retractable dock will be constructed. All steel, stairs, and railings meet building code requirements. The deck and dock are consistent with adjacent properties. The board had no concerns. A motion to approve was made by Mr. Agronin, seconded by Ms. Klyczek. 7 Yes, 0 No. Carried.

4. *Old Business* – None
5. *New Business* – Ms. Fisk requested the board send topic suggestions for the NYS Dept. of State virtual training in October.
6. *Adjournment* – A motion was made by Mr. Muscatello and seconded by Mr. Garrow to adjourn the meeting at 2:46 p.m. Unanimous. Carried.

Respectfully submitted,


Jacqueline Minicucci, Recording Secretary