



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
6311 Inducon Corporate Drive – Suite 100
Sanborn, New York 14132
Monday, September 19, 2022 – 2:00 p.m.

Members Present: Bill Agronin, Michael Carney, J. Anthony Collard, Walt Garrow, Joseph Kibler, Mary Jo Tamburlin

Members Absent: Norman Machelor (Ex), Thomas Ohol, Jonathan Welka (Alt), Garret Meal (Ex-Officio-Ex)

Staff Present: Nathaniel Bonafede, Amy Fisk, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:02 p.m.
2. A motion was made by Mr. Agronin and seconded by Mr. Collard to approve the August 8, 2022 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*

No. 6847 – Town of Royalton – Zoning Map Amendment

Request by 7691 Rochester Road LLC for the Planning Board to review a zoning map amendment to Light Industrial from Business, Agricultural and Residential to accommodate development of residential and commercial storage/office buildings located at 7691 Rochester Road. The property is 15 acres and is zoned B-Business, A-Agricultural, & R-One and Two-Family Residential. Corey Auerbach of Barclay Damon was present to discuss the project. Mr. Auerbach stated that the project was previously reviewed by this board in November of 2021. A full environmental assessment has been completed and the Town of Royalton will be doing a coordinated review of a Type 1 Action based upon the projects proximity to the canal. There have not been any changes to the project as it was presented to the board previously and are now requesting a rezoning to light industrial. Site plan approval will be presented at a later date. The parcel is vacant and has been subdivided. A motion for approval was made by Mr. Agronin and seconded by Mr. Carney. Unanimous. Carried.

No. 6848 – Town of Niagara – Area Variance, Special Permit, Zoning Map Amendment, Operating Permit & Site Plan Review

Request by Covanta Environmental Solutions for the Planning Board to review an area variance, special permit, operating permit, zoning map amendment and site plan review for the expansion of the solid waste facility operation located at 8335 Quarry Road. The operation is currently a grandfathered “non-conforming facility”. Request includes rezoning to Heavy Industrial with a special use permit, operational permit modifications, site modifications, and area variances. The property is 1.6 acres and is zoned LI, Light Industrial. Jim Churchill, Edward Hatten and Chuck Rico on behalf of Covanta Environmental were present to discuss the project. Mr. Rico stated that the business is currently operating as a solid waste use facility and there will not be any changes to the footprint or nature of the operation. Previously, the type of facility was only allowed in a light industrial district but the Town of Niagara amended its zoning

ordinance to only allow solid waste facilities in Heavy Industrial districts, therefore, the operation became non-conforming. An existing building will be demolished and a new 2,500 sq. ft. structure will replace it. There will also be a 5,000 sq. ft. addition to a second existing building on the site. Mr. Rico informed the board that the project is being referred due to its proximity to a farming operation but will have no impact. The parcel is adjacent to other industrial operations. The facility does not use any hazardous materials, there will be no wastewater impact, and all setback requirements have been met. A motion for approval was made by Ms. Tamburlin and seconded by Mr. Agronin. Unanimous. Carried.

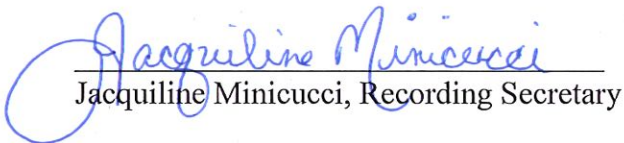
4. *Old Business* – None

5. *New Business* –

- a.) The board was informed that a Lead Agency correspondence was received for Centennial Park in the City of Niagara Falls.
- b.) Registration is ongoing for the Department of State training being held on October 20, 2022.
- c.) The draft bylaws were presented to the board for review. Mr. Bonafede stated there will not be any changes to the current operations of the board. A motion to forward the bylaws to the Niagara County Legislature for approval was made by Mr. Collard and seconded by Mr. Garrow. Unanimous. Carried.

6. *Adjournment* – A motion was made by Mr. Collard and seconded by Mr. Agronin to adjourn the meeting at 2:23 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary