



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 One
Sanborn, New York 14132
Monday, December 18, 2023 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Joseph Kibler, Norman Machelor, James Sobczyk, Mary Jo Tamburlin

Members Absent: Michael Carney, Walter Garrow (Ex), Thomas Ohol (Ex), Jonathan Welka (Alt), Garret Meal (Ex-Officio)

Staff Present: Nathaniel Bonafede, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:00 pm.
2. Approval of the November 20, 2023 Meeting Minutes – A motion for approval was made by Mr. Agronin and seconded by Mr. Machelor. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6927 – Town of Lockport – Site Plan Review

Request by DLC Management Corporation for the Planning Board to review a site plan for the construction of a one-story 2,600 sq. ft. Starbucks coffee shop with a drive-thru located at 5795 South Transit Road. The property is .92 acres and is zoned B-2, General Business & CCO Commercial Corridor Overlay. Steven Wilson of Bohler Engineering was present to discuss the project. Mr. Wilson stated that the project does not require any variances. There will be two drive-thru lanes with capacity for 18 vehicles that will merge into one lane with directional signage. Existing entrances from S. Transit Road and Snyder Drive will be used and no additional curb cuts are required. Utilities will tie into existing infrastructure. Landscaping will be installed. A dumpster with an enclosure will be placed at the rear of the property. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6928 – City of North Tonawanda – Site Plan Review

Request by Alpine Construction, LLC for the Planning Board to review a site plan for the construction of a four-story building with 40 apartments and a 4-story/1-story building with 32 apartments located at 235 River Road and 190 Main Street. The project acreage is 3.10 acres and is zoned Downtown Mixed-Use. Sean Hopkins, Attorney and Bill Burke, Owner were present to discuss the project. Mr. Hopkins informed the board that 3.1 acre parcel was previously an industrial site and a mixed-use development is proposed. The project site has environmental concerns and the developer is entering into the Brownfields Cleanup Program for remediation. A 40 unit 4-Story and a 30 unit 4-Story buildings will be constructed containing 1-2 bedroom market-rate units with amenities such as a courtyard and gym. 9,400 sq. ft. of commercial space will be constructed on the first floor. 166 Parking Spaces will be installed which meets code requirements. Landscape screening and fencing will be installed. A motion for approval was made by Mr. Sobczyk and seconded by Mr. Collard. Unanimous. Carried.

No. 6929 – City of Lockport – Site Plan Review

Request by Heinrich Services for the Planning Board to review a site plan for the construction of an 80' x 100' steel building located at 178 Oakhurst Street. The property is 15 acres and is zoned I-3, Heavy Industrial. Charles Heinrich was present to discuss the project. Mr. Heinrich stated that the 80' x 100' steel building will be used for vehicle storage. The board had no concerns. A motion for approval was made by M. Agronin and seconded by Mr. Machelor. Unanimous. Carried.

No. 6930 – Town of Cambria – Area Variance

Request by Christine Opera for the Planning Board to review an area variance request to allow for the construction of a 1,200 sq. ft. pole barn located at 4074 Ridge Road. The property is .43 acres and is zoned AR, Agricultural and Residence. There was no representative for the project. Mr. Bonafede informed the board that it had previously reviewed and approved a rezoning request by the Town of Cambria for the property. The property is currently being used as a single-family home and the owners are proposing the construction of a metal pole barn in the side yard. Variances are required to permit the construction of a 1,200 sq. ft. pole barn when a maximum of 1,000 sq. ft. is allowed by town code; to allow for a front setback of 8.5' where a minimum of 60' is required by town code; to allow for a 2' side setback where 10' is required by town code; and to construct an accessory structure closer to the street lines of NYS Routes 104 and 425 than the rear main wall of the principal dwelling. Board members discussed the variance requests stating concerns regarding close proximity of the neighbor and Route 104. A motion for denial was made by Mr. Sobczyk and seconded by Mr. Machelor due to substantial variance requests, and if allowed, would encroach on the neighboring property and roadway. Unanimous. Carried.

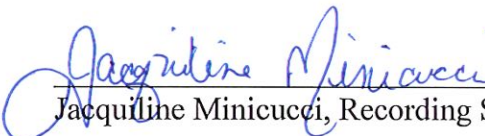
4. Old Business - None

5. New Business-

- a.) A copy of the 2024 Niagara County Planning Board meeting schedule was provide to board members.
- b.) Board members present, Machelor, Agronin, and Tamburlin were asked if they would like to renew their Planning Board membership and replied yes. Absent members Garrow and Welka will be contacted. Renewal requests will be forwarded to the Niagara County Legislature for consideration.

6. Adjournment – A motion was made by Mr. Machelor and seconded by Mr. Agronin to adjourn the meeting at 2:20 p.m. Unanimous. Carried.

Respectfully submitted,



Jacquiline Minicucci, Recording Secretary