



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, March 18, 2024 – 2:00 p.m.

Members Present: William Agronin, J. Anthony Collard, Walter Garrow, Joseph Kibler, Thomas Ohol, James Sobczyk (Via Phone), Garret Meal (Ex-Officio)

Members Absent: Michael Carney, Norman Machelor(Ex), Mary Jo Tamburlin(Ex)

Staff Present: Nathaniel Bonafede, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:00 pm.
2. Approval of the February 26, 2024 Meeting Minutes – A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.
3. Niagara County Planning Board Referrals

No. 6938 – Town of Wheatfield – New Local Law, Moratorium

Request by The Town of Wheatfield for the Planning Board to review a local law establishing a moratorium on Major Subdivisions and their associated review and approval for 6 months with a 6 month extension option to allow time to study the town code and make revisions regarding drainage concerns. There was no representative from the Town of Wheatfield for the referral but Mr. Garrow stated that he is familiar with the request and can speak to the matter. Mr. Garrow informed the board that the town had a public hearing and residents voiced concerns regarding flooding and drainage issues caused by subdivision development. The town is working with Wendel Engineering to develop a plan that will control run off. The moratorium will pause the approval and development of subdivisions for a period of 6 months with the possibility of a 6 month extension to allow ample time to develop a plan that will address the issues. A motion for approval was made by Mr. Agronin and seconded by Mr. Collard. Yes 5, No 0, Abstained 1 (W. Garrow). Carried.

No. 6939 – Town of Niagara – Site Plan Review

Request by Carmina Wood Design for the Planning Board to review a site plan to allow for the construction of a portable redi-mix batch plant and associated accessories including a portable office, material bins and generator located at 3214 Haseley Drive. The property is 6.1 acres and is zoned LI-Light Industrial. Chris Wood of Carmina Wood Design and Rich Riccelli, Michael Fogel, Mark LaLomin, and Bill Lewis representing Riccelli Northern were present to discuss the project. Mr. Wood informed the board that the temporary facility is being built specifically to service the Amazon project site during construction. Two concrete pads will be installed to house the batch plant and for water storage. There will be an entrance to the Amazon site constructed off of Haseley Drive, adjacent to the concrete supply facility, which will allow trucks to transport concrete without utilizing Packard Road.

Minor road improvements will be made to Haseley Drive. There will be approximately 14 tractor trailers in use per day. Mr. Garrow asked if the local air reserve base and airport have been notified of the construction and Mr. Wood stated that he believed the Town of Niagara has been communicating with them. The tallest structure will be 30ft in height. Mr. Garrow asked if there was a plan in place to address the mitigation of dust which will contain silica particles. Mr. Riccelli stated that a plan has been submitted to address the issues and a safety consultant will be performing periodic silica monitoring. Water will also be utilized to reduce the spread of dust. Mr. Ohol asked what the hours of operation will be to avoid noise concerns which may affect residents in the area. Mr. Riccelli stated that at this time it is estimated they will be operating Monday-Friday from 5 am to 5 pm but the majority of activity will be from 7 am to 4 pm. He noted that there will be every effort made to mitigate the noise. The equipment emits a white noise and there are backup safety alarms from the trucks. The project will start in May and take approximately 12 months to complete. Amazon has committed to utilizing local vendors and the site will employ approximately 10-12 people. A decommissioning plan is in place to disassemble the facility upon completion. A motion for approval was made by Mr. Ohol and seconded by Mr. Agronin. Yes 6, No 0. Carried.

Mr. Sobczyk left the meeting at 2:20 p.m.

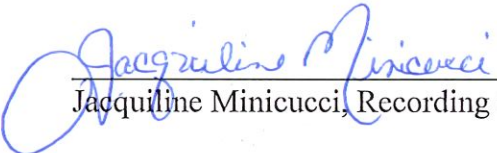
4. Old Business - None

5. New Business -

Board members recognized Mrs. Minicucci for her years of service to the Niagara County Planning Board and wished her well in her retirement.

6. Adjournment – A motion was made by Mr. Garrow and seconded by Mr. Ohol to adjourn the meeting at 2:25 p.m. Yes 5, No 0. Carried.

Respectfully submitted,



Jacquiline Minicucci, Recording Secretary