



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, April 15, 2024 – 2:00 p.m.

Members Present: William Agronin, Walter Garrow, Joseph Kibler, James Sobczyk, Mary Jo Tamburlin

Members Absent: Michael Carney (Ex), J. Anthony Collard (Ex), Norman Machelor (Ex),
Thomas Ohol (Ex), Garret Meal (Ex-Officio)

Staff Present: Nathaniel Bonafede, Margit Denning

1. The meeting was called to order by Chairman Kibler at 1:58 pm.
2. The Board welcomed new Recording Secretary Margit Denning.
3. Approval of the March 18, 2024 Meeting Minutes – A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.
4. Niagara County Planning Board Referrals

No. 6940 – City of Niagara Falls – Site Plan Review

Request by USA Niagara Development Corp. for the Planning Board to review a site plan to allow for the construction of a public plaza, recreation space, multi-use platform for performances, misting water feature, dedicated area for a temporary ice rink, Power Pavilion feature, and other elements located at 480 Main Street, 427 1st Street. The property is 4.65 acres and is zoned D1-B Downtown Transition. Anthony Vilardo of USA Niagara Development Corp. and Erika Abbondanzieri of Watts Architects & Engineers were present to discuss the project. Mr. Vilardo explained that the project is a part of a larger downtown development strategy involving public realm improvements that blend the area's natural beauty into the urban fabric of the site while honoring the area's historic elements. These improvements will be used to attract private sector development to the surrounding area as part of the long term strategy. Ms. Abbondanzieri stated that the project is divided into two sections, the Niagara Gorge Gateway Park located directly to the north of Main St., and the Hydraulic Power Plaza located directly to the south. The Gateway Park will include a large open lawn that will slope down towards a 1500 sq. ft. multi-use pavilion, as well as a pedestrian pathway, gardens and a native stormwater meadow. The Hydraulic Power Plaza will include a promenade with an interactive misting water feature that follows the 100' wide site of the former Hydraulic Canal. Also included are spaces for food trucks, movable tables and chairs, fire pits and a seasonal ice skating rink. The streetscape will be enhanced in order to improve pedestrian safety and allow for ease of access to the site. There is an agreement in place with the State Parks Department to manage the property. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

No. 6941 – City of Lockport – Site Plan Review

Request by Mulvey Construction Inc. for the Planning Board to review a site plan to allow for the construction of an exterior enclosed entrance to the building located at 717 East Avenue. The property is 50 acres and is zoned RA Reserve Area District. There was no representative present to discuss the project. Mr. Bonafede advised the board that the project was referred because it is within 500 feet of the Lockport municipal boundary. The board had no concerns. A motion for approval was made by Mr. Garrow and seconded by Mr. Agronin. Unanimous. Carried.

No. 6942 – Town of Newfane - Local Law Amendment

Request by the Town of Newfane for the Planning Board to review a Local Law Amendment creating the position of a Town Constable in the Town of Newfane. There was no representative present to discuss the amendment. Mr. Bonafede stated that the Town Constable's main function will be to assist the Town Building Inspector with the enforcement of local codes and ordinances. They may also serve as security at Town Board, Planning Board and Zoning Board meetings if deemed necessary. The Constable positions will be filled by the town's three current dog control officers. A motion for approval was made by Mr. Garrow and seconded by Ms. Tamburlin. Unanimous. Carried.

5. Old Business - None
6. New Business - None
7. Adjournment – A motion was made by Mr. Agronin and seconded by Mr. Garrow to adjourn the meeting at 2:28 p.m. Yes 5, No 0. Carried.

Respectfully submitted,


Margit Denning, Recording Secretary