



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 AGENDA

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite One
Sanborn, New York 14132
Monday, May 20, 2024 – 2:00 p.m.

Niagara County Planning Board Members:

_____ William Agronin	_____ Walter Garrow	_____ Thomas Ohol
_____ Michael Carney	_____ Joseph Kibler	_____ James Sobczyk
_____ J. Anthony Collard	_____ Norman Machelor	_____ Mary Jo Tamburlin
_____ Garret Meal - Dept. Public Works (Ex-officio)		_____ Vacant (Alt)

Economic Development Staff – Nathaniel Bonafede, Margit Denning

1. Call to Order
2. Approval of the April 15, 2024 Meeting Minutes
3. Niagara County Planning Board Referrals

No. 6943 – Town of Lockport – Site Plan Review

Request by William Wincott for the Planning Board to review a site plan to allow for the construction of a 7,200 square foot automobile showroom located at 6157 S. Transit Road. The property is 27.3 acres and is zoned B-2 General Business.

No. 6944 – City of Lockport – Site Plan Review

Request by Benderson Development Company, LLC for the Planning Board to review a site plan to allow for the construction of an outdoor play area at the rear of the southerly commercial building and the reconfiguration of the existing entrance lane at 475/477 S. Transit Road. The property is 4.41 acres and is zoned B-2 Central Business.

No. 6945 – Town of Wheatfield - Site Plan Review and Area Variance

Request by MGA Construction for the Planning Board to review a site plan and area variance request to allow for the construction of a 3 story, 19,888 sq. ft. per floor mixed-use building that includes office spaces and apartments located at 7505 Shawnee Road. The property is 5.31 acres and is zoned PUD Planned Unit Development.

No. 6946 – Town of Wheatfield - Site Plan Review

Request by Tri Community Ambulance for the Planning Board to review a site plan to allow for the construction of a 10,576 sq. ft. addition to the existing building located at 6276 Ward Road. The property is 1.66 acres and is zoned R-1 Residential.

No. 6947 – Town of Cambria - Site Plan Review, Use Variance, Special Event Permit

Request by Chad and Louise Brachmann for the Planning Board to review a site plan, use variance and special events permit request to allow for the construction of a 7,488 sq. ft. replacement of an existing structure located at 5432 Baer Road to be used for special events. The property is 83 acres and is zoned R-1 Residential.

No. 6948 – Town of Newfane - Site Plan Review

Request by the Town of Newfane for the Planning Board to review a site plan to allow for the conversion of an existing building located at 2712 West Avenue into a farm distillery. The property is 15.15 acres and is zoned IP – Light Industry/Industrial Park District.

4. Old Business

5. New Business

Adjournment