

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, April 4, 2011
6:06P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN PRZEWOZNY

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Przewozny
Commissioners Conti, Evans, Kenyon, Mineo**

Absent: Commissioners Burgio, Marton

**Also Present: Assistant City Attorney Robert Sondel
Building Inspector Cosimo Capozzi**

APPROVAL OF THE MINUTES OF THE MEETING MARCH 7, 2011

MOVED by Commissioner Przewozny **SECONDED by Commissioner Kenyon
That the minutes of the meeting held March 7, 2011 be approved as circulated and
filed in the Office of the City Clerk-Treasurer.
CARRIED.**

NEW BUSINESS

**1. Tony Neino
Fady Neino**

March 2, 2011

**City of North Tonawanda
216 Payne Ave.
North Tonawanda, NY 14120**

**Re: 506 Ward Rd.
518 Ward Rd.**

Ladies and Gentlemen:

**Please be advised that myself, Tony Neino, and my brother Fady Neino are owners
of 518 Ward Rd. and recently sold 506 Ward Rd.**

**When we sold 506 Ward Road we entered into a driveway Easement pursuant to the
Niagara Boundary Survey dated December 2, 2010, job number 7496-10. You will
note from that survey that the portion of 518 Ward Road that we intend to combine
with 506 Ward Road is highlighted in yellow. The Easement agreement incorporates
that portion so the new purchaser will have use of the driveway for the purposes of
entering 506 Ward Rd.**

**We hereby request that the City allow that portion of easement become part and
parcel of 506 Ward Road and be deleted from 518 Ward Road.**

We thank you for your courtesy and cooperation we remain.

**Sincerely,
Tony Neino
Fady Neino**

MOVED by Commissioner Conti SECONDED by Commissioner Mineo
That the Planning Commission hereby tables the aforementioned request for
subdivision of the property at 518 Ward Road pending submittal of new surveys of
the properties at 506 Ward Road and 518 Ward Road showing the new lot lines.
Ayes: Commissioner Conti, Evans, Kenyon, Mineo, Przewozny (5)
Nays: None (0)
CARRIED.

2. PB Americas, Inc.
Tim Hortons

March 23, 2011

City of North Tonawanda
City Hall
216 Payne Avenue
North Tonawanda, New York 14120

Attn: Mr. Scott Kiedrowski
Clerk/Treasurer

Re: Sketch Plan Submittal
Proposed Tim Hortons Restaurant
Meadow Drive
City of North Tonawanda, Niagara County, New York

Mr. Kiedrowski,

On behalf of the Tim Hortons Corporation, we are submitting the following information along with this Letter of Intent for Sketch Plan Review for consideration to start the process for Site Plan approval of the subject project:

- Preliminary Property Survey - full size (2 copies);**
- Concept Site Plan - full size 24"x 36" (5 copies);**
- Short Environmental Assessment Form;**
- Agent Letter from owner authorizing Parsons Brinckerhoff as applicant;**
- Check in the amount of \$100.00 for Application Fee;**

The project site is located on the south side of Meadow Drive, on the east side of the plaza entrance adjacent to the McDonalds restaurant. The project site will be subdivided to approximately 0.503 acres (+/-) and is zoned 'C-1' Neighborhood Business District. It is proposed to redevelop the vacant site with a new building, drive-through facility, paved drive aisles and parking areas, utilities to service the development, site lighting poles/fixtures, and landscaping.

Site Access

The site would be located on the east side of the existing plaza driveway to Meadow Street, opposite the existing McDonalds restaurant. The site will be accessed by one full-access driveway to the plaza driveway directly across from the McDonalds access driveway. In addition, a one-lane exit-only access is proposed in the rear (south) of the development area to accommodate garbage trucks and truck deliveries to and from the site.

Storm Drainage

The overall disturbance of the project will result in much less than one-acre in area. Therefore, storm water design features will be provided per the requirements of the City of North Tonawanda, and will not be subject to NYSDEC Phase II requirements of the SPDES General Permit GP-10-001 for storm water discharges associated with construction activity. The project will utilize new catch basins and discharge stormwater runoff from the site in combination with the existing plaza's storm sewer system.

