

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, October 6, 2014
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY ACTING CHAIRMAN CONTI

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Conti, Burgio, Heilemann, Jaccarino, Brown, Mineo

Absent: Chairman Kenyon

**Also Present: Building Inspector Cosimo Capozzi
Assistant City Attorney Katherine Alexander**

APPROVAL OF THE MINUTES OF THE MEETING SEPTEMBER 8, 2014

**MOVED by Commissioner Jaccarino SECONDED by Commissioner Brown
That the minutes of the meeting held September 8, 2014 be approved as circulated and
filed in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. United Refining Company - Re: Site plan Review – Kwik Fill, 555 River
PO Box 688 Road
Warren, PA 16365**

**MOVED by Commissioner Jaccarino SECONDED by Commissioner Brown
That the Planning Commission finds that there will be no significant environmental impact
and as such declares a Negative Declaration on the SEQR.**

Ayes: Commissioners Conti, Burgio, Heilemann, Jaccarino, Mineo, Brown (6)

Nays: None (0)

CARRIED.

**MOVED by Commissioner Brown SECONDED by Commissioner Mineo
That the Planning Commission hereby APPROVES the rebuild of the exiting Kwik Fill
refueling and convenience store at 555 River Road per Project #14009**

Ayes: Commissioners Conti, Burgio, Heilemann, Jaccarino, Mineo, Brown (6)

Nays: None (0)

CARRIED.

NEW BUSINESS

1. Craig D'Angelo
677 Erie Avenue
North Tonawanda, NY 14120

Re: Subdivision of Lot on North Side of Meadow Drive (860 Meadow Drive)

City of North Tonawanda Planning Commission

On the north side of Meadow Drive (860 Meadow Dr.), we own 590 ft., and under the minor subdivision regulations we would like to divide the parcel into four lots at this time. Three lots will be 65' x 110' (approximately), making them meet the 7200 sqft requirement for the R-1 zoning. The fourth lot, being the balance of the 590 ft. will remain as one lot. Please see attached paperwork.

Sincerely,
Craig D'Angelo

MOVED by Commissioner Jaccarino SECONDED by Commissioner Brown
That the Planning Commission finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR with a change to #14 – Forest & Suburban.

Ayes: Commissioners Conti, Burgio, Heilemann, Jaccarino, Mineo, Brown (6)
Nays: None (0)
CARRIED.

MOVED by Commissioner Conti SECONDED by Commissioner Brown
That the Planning Commission hereby GRANTS the subdivision at 860 Meadow Drive into 4 lots per Job No. 5172-54ABC dated September 25, 2014

Ayes: Commissioners Conti, Burgio, Heilemann, Jaccarino, Mineo, Brown (6)
Nays: None (0)
CARRIED.

2. Dan D'Angelo
677 Erie Avenue
North Tonawanda, NY 14120

Re: Subdivision of Lot on South Side of Meadow Drive (865 Meadow Drive)

City of North Tonawanda Planning Commission

On the south side of Meadow Drive (865 Meadow Drive), we own 530ft and under the minor subdivision regulations we would like to divide the parcel into four lots at this time. Three lots will be 74' x 109' (approximately), making them meet the 7200sqft requirement for the R-1 zoning. The fourth lot, being the balance of the 530ft, will remain as one lot. Please see attached paperwork.

Sincerely,
Dan D'Angelo

MOVED by Commissioner Burgio SECONDED by Commissioner Brown
That the Planning Commission finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR. With a change to #14 – Forest & Suburban.

Ayes: Commissioners Conti, Burgio, Heilemann, Jaccarino, Mineo, Brown (6)
Nays: None (0)
CARRIED.
