

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, August 5, 2024
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN GRINNELL

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Heilemann, Grinnell, Brennan, Loxterman, Craigie

Absent: Chairman Jaccarino

Also Present: Building Inspector Robert DePaolo

APPROVAL OF THE MINUTES OF THE MEETING JUNE 3, 2024

**MOVED by Commissioner Loxterman SECONDED by Commissioner Heilemann
That the minutes of the meeting held June 3, 2024 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. Kenneth Zollitsch
4950 Genesee St, Suite 100
Buffalo, NY 14225**

**Re: Site Plan review for Phase 2 Sweeney Street
Subdivision, located at 1144, 1162 1196
Sweeney Street**

**James Collins, Sr.
10025 County Road
Clarence Center, NY 14032**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby tables the aforementioned request to receive reviews from
the City Engineer, Niagara County Health Department, Army Corp of Engineers and
Department of Conservation if a Wetland Permit is needed.**

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie (5)

Nays : None (0)

CARRIED.

NEW BUSINESS

**1. Wallace J. Rowell
6644 Schultz Street
Niagara Falls, NY 14304**

**Re: Minor sub-divide of 250 ft depth located at
370 Sweeney Street for a parking lot**

**MOVED by Commissioner Loxterman SECONDED by Commissioner Craigie
That the Planning Board hereby tables the aforementioned request, applicant was not
present for hearing.**

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie (5)

Nays : None (0)

CARRIED.

2. Webster Street Commons LLC
Barbara Hughes
1111 Sweeney St.
North Tonawanda, NY 14120

Re: Site Plan review for a two-story 11 unit
complex consisting of 1 and 2 bedroom
apartments, located at 10 Goundry Street

MOVED by Commissioner Brennan **SECONDED** by Commissioner Loxterman
That the Planning Board officially designates themselves as lead agency for said SEQR for
10 Goundry Street and will notify other agencies involved.

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie (5)

Nays : None (0)

CARRIED.

MOVED by Commissioner Heilemann **SECONDED** by Commissioner Craigie
That the Planning Board hereby tables the aforementioned request to send out to the
Niagara County Planning Commission for their non-binding recommendation, also the
request will be sent to the City Department Heads for their review.

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie (5)

Nays : None (0)

CARRIED.


ADJOURNMENT

MOVED by Commissioner Brennan **SECONDED** by Commissioner Heilemann
That this regular session of the City Planning Commission be and hereby is adjourned.
CARRIED.

Time of Adjournment: 6:28 P.M.

Next Meeting: Monday, September 9, 2024 6:00 PM

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer