

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, September 9, 2024
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Jaccarino
Commissioners Heilemann, Grinnell, Loxterman, Craigie**

Absent: Chairman Brennan

**Also Present: Assistant City Attorney Mario Gregori
Building Inspector Robert DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING AUGUST 5, 2024

**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the minutes of the meeting held August 5, 2024 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD 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 Grinnell SECONDED by Commissioner Craigie
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 370 Sweeney Street and will notify other agencies involved.**

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

Nays : None (0)

CARRIED.

**MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the Planning Board finds that there will be no significant environmental impact for 370
Sweeney Street and as such declares a Negative Declaration on the SEQR with a change to #9 to
Yes, #11 to No and #14 to Suburban.**

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

Nays : None (0)

CARRIED.

**MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie
That the Planning Board hereby approves the Minor sub-division of 370 Sweeney Street.
The request is contingent that the applicant provide new surveys for each parcel to the
City Clerk's Office, also owner has to file the deeds with the Niagara County Clerk's
Office at the Lockport Court House to be processed and given to the Niagara County Real
Property Tax Service Department so the Tax Map Technician can map the properties.**

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

Nays : None (0)

CARRIED.

2. Alliance Homes

Aaron Romanewski
4727 Camp Road
Hamburg, NY 14075

Re: Revised Site Plan review for Mixed-Use commercial and Residential building, located at 235 River Road & 190 Main Street and review of new SEQR

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 235 River Road and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie
That the Planning Board finds that there will be no significant environmental impact for 235 River Road and as such declares a Negative Declaration on the SEQR with a change to c.i. to water usage per day to 20,208, d.i. to waste generation per day to 20,208, d.iii. to Yes, k.i. to electricity demand to -3,600 kWh per month and to amend the wording for h.iii and n.i.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell 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.

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

Nays : None (0)

CARRIED.

NEW BUSINESS

1. Valentina Kashcheyeva

211 Clair Ave
North Tonawanda, NY 14120

Re: Minor subdivide of 211 Clair Ave to build a new house

MOVED by Commissioner Jaccarino SECONDED by Commissioner Loxterman
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 211 Clair Avenue and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Heilemann SECONDED by Commissioner Grinnell
That the Planning Board finds that there will be no significant environmental impact for 211 Clair Avenue and as such declares a Negative Declaration on the SEQR with a change to #2 to No, #5b. to Yes, #9 to No, #10 to No, #11 to No, #13a. No and #17a. to No.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie
That the Planning Board hereby approves the Minor sub-division of 211 Clair Avenue. The request is contingent that the applicant provide new surveys for each parcel to the City Clerk's Office, also owner has to file the deeds with the Niagara County Clerk's

Office at the Lockport Court House to be processed and given to the Niagara County Real Property Tax Service Department so the Tax Map Technician can map the properties.

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

Nays : None (0)

CARRIED.

2. Lamar Advertising of Penn LLC

Peter Shea
289 Exchange St
Buffalo, NY 14204

Re: Site Plan review to install digital/static billboard located at 711 Niagara Falls Blvd.

Gerald Gradl
711 Niagara Falls Blvd.
North Tonawanda, NY 14120

MOVED by Commissioner Loxterman SECONDED by Commissioner Heilemann
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 711 Niagara Falls Blvd. and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board finds that there will be no significant environmental impact for 711 Niagara Falls Blvd. and as such declares a Negative Declaration on the SEQR.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell 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.

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

Nays : None (0)

CARRIED.

3. Bogart – Sinatra Development

165 Stahl Rd
Getzville, NY 14088

Re: Site Plan review to construct new storage facility and building additions located at 1212 Erie Ave

MOVED by Commissioner Craigie SECONDED by Commissioner Grinnell
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 1212 Erie Ave. and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the Planning Board hereby makes on decision on the SEQR and tables the aforementioned request for more detailed plans and comments from the City Engineer.

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

Nays : None (0)

CARRIED.

4. Richard Schweickhard
927 Ruie Rd
North Tonawanda, NY 14120

Re: Minor Subdivision of 917 Ruie Rd to sell to the neighbors

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Craigie
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 917 Ruie Road and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Loxterman
That the Planning Board finds that there will be no significant environmental impact for 917 Ruie Road and as such declares a Negative Declaration on the SEQR with a change to #12b. to No.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Craigie
That the Planning Board hereby approves the Minor sub-division of 917 Ruie Road. The request is contingent that the applicant provide new surveys for each parcel to the City Clerk's Office, also owner has to file the deeds with the Niagara County Clerk's Office at the Lockport Court House to be processed and given to the Niagara County Real Property Tax Service Department so the Tax Map Technician can map the properties.

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

Nays : None (0)

CARRIED.

5. LS Auto Specialty
Ron Wang
565 River Rd
North Tonawanda, NY 14120

Re: Site Plan to construct an additional storage building located at 565 River Rd

MOVED by Commissioner Craigie **SECONDED** by Commissioner Loxterman
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 565 River Road and will notify other agencies involved.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Loxterman
That the Planning Board finds that there will be no significant environmental impact for 565 River Road and as such declares a Negative Declaration on the SEQR with a change to #2 to Yes, #3a. to .16 acres, #5a. and #5b. to Yes, #6 to Yes and #14 to suburban.

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

Nays : None (0)

CARRIED.

MOVED by Commissioner Loxterman **SECONDED** by Commissioner Grinnell
That the Planning Board hereby tables the aforementioned request to send out to the Niagara County Planning Commission for their non-binding recommendation.

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

Nays : None (0)

CARRIED.

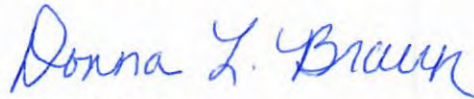
ADJOURNMENT

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

Time of Adjournment: 7:15 P.M.

Next Meeting: Monday, October 7, 2024 6:00 PM

Respectfully submitted,



**Donna L. Braun
City Clerk-Treasurer**