

**CITY PLANNING COMMISSION**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, October 7, 2024**  
**6:00P.M.**

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**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

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**APPROVAL OF THE MINUTES OF THE MEETING SEPTEMBER 9, 2024**

**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Heilemann  
That the minutes of the meeting held September 9, 2024 be approved as circulated and  
filed in the Office of the City Clerk-Treasurer.  
**CARRIED.**

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**NEW BUSINESS**

**1. Steve Mineo** **Re: Site Plan review for a single story detached**  
**276 Oliver Street** **structure for a music venue, located at**  
**North Tonawanda, NY 14120** **276 Oliver Street**

**MOVED** by Commissioner Loxterman **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 276 Oliver Street and will notify other agencies involved.  
**Ayes:** Heilemann, Grinnell, Loxterman, Craigie, Jaccarino (5)  
**Nays:** None (0)  
**CARRIED.**

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**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Craigie  
That the Planning Board finds that there will be no significant environmental impact for 276  
Oliver Street and as such declares a Negative Declaration on the SEQR with a change to #5b. to  
Yes, #13b. to No, #17 to Yes, #17a. to No, and #17b. to Yes.  
**Ayes:** Heilemann, Grinnell, Loxterman, Craigie, Jaccarino (5)  
**Nays:** None (0)  
**CARRIED.**

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**MOVED** by Commissioner Jaccarino **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby approves the site plan for a single story 1500 square foot  
detached structure, located at 276 Oliver Street  
**Ayes:** Heilemann, Grinnell, Loxterman, Craigie, Jaccarino (5)  
**Nays:** None (0)  
**CARRIED.**

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2. St. Jude Apostle Church  
800 Niagara Falls Blvd.  
North Tonawanda, NY 14120

Re: Minor Subdivision of 800 Niagara Falls Blvd.  
from 1520 Kingston Avenue to sell as  
residential property

Phillip Johnson  
327 Craig Road  
North Tonawanda, NY 14120

**MOVED** by Commissioner Craigie      **SECONDED** by Commissioner Heilemann  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 800 Niagara Falls Blvd. and will notify other agencies involved.

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

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Grinnell      **SECONDED** by Commissioner Loxterman  
That the Planning Board finds that there will be no significant environmental impact for 800  
Niagara Falls Blvd. and as such declares a Negative Declaration on the SEQR, with changes to  
#1. to No, #3a. to .2 acres, #3b. to 0 acres, #3c. to 3.88 acres, #9. to No, #10 to No and #11 to No.

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

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Heilemann      **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby approves the Minor sub-division of 800 Niagara Falls  
Blvd. from 1520 Kingston 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.**

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3. Jason Caron  
1345 Cambridge  
North Tonawanda, NY 14120

Re: Site Plan review for an 80' x 45' pole barn  
on commercial property, located at 139  
Division Street

**MOVED** by Commissioner Heilemann      **SECONDED** by Commissioner Loxterman  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 139 Division Street and will notify other agencies involved.

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

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Grinnell      **SECONDED** by Commissioner Loxterman  
That the Planning Board finds that there will be no significant environmental impact for 139  
Division Street and as such declares a Negative Declaration on the SEQR, with changes to #1. to  
No, #5b. to Yes, #14 to Suburban and #17 to Yes.

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

Nays: None (0)

**CARRIED.**

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

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

**Nays: None      (0)**

**CARRIED.**

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**ADJOURNMENT**

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

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**Time of Adjournment: 6:24 P.M.**

**Next Meeting: Monday, November 4, 2024, 6:00 PM**

**Respectfully submitted,**



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