

**TOWN OF NIAGARA**  
COUNTY OF NIAGARA, STATE OF NEW YORK  
NIAGARA FALLS, N.Y.



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Niagara Falls, New York 14305

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**TOWN OF NIAGARA PLANNING BOARD MEETING MINUTES**

**May 10, 2022**  
**7:00 pm**  
**Meeting held at the Town Hall**

**(Minutes Approved at the June 7, 2022 Planning Board Meeting)**

**BOARD MEMBERS PRESENT:**

Barbara Hathaway/Chairman  
Renee Grant  
Mike Murawski  
John Polka

**BOARD MEMBERS EXCUSED:**

Charles Haseley  
Robert McDermott  
Michael Risman, Esq.  
Richard Sirianni

**IN ATTENDANCE:**

Corey Auerbach, Esq.  
Dennis Collins  
Tom Cuddahee  
Matthew Fitzgerald, Esq.

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The meeting was called to order at 7:00 p.m.

**I. PRESENTATIONS:**

**Presentation #1- James Pittman**

**Project Location: 8645 Third Avenue**

**Town of Niagara**

**SEQR**

**Combination of Lots**

**Tax Map #'s- 146.17-5-36**

**146.17-5-46**

**146.17-5-47**

James Pittman is requesting a combination of lots (Third Avenue-lot 36, Second Avenue-lot 46, and sub lot 34 of lot 47). The property is located on the north side of the street between Military Road and Tuscarora Road.

**Tax Map Numbers: 146.17-5-36, 146.17-5-46, 146.17-5-47 and SEQR**

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Mrs. Hathaway asked Mr. Haseley for clarification to an answer on the "Request for Board Action" form. Is the property located on the north side of the street as answered, or is it on the south side of the street? Mr. Haseley indicated the south side is correct.

Mr. Pittman was present and in favor of the request. After purchasing the house and property he discovered several problems that he hoped to remedy. There are 5 items on his letter of intent. Mrs. Hathaway stated the Planning Board is acting on Item 1 only, the combination of lots. Mr. Pittman agreed to this.

No further comments.

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Mr. Polka recommended a motion for a negative declaration on the SEQR.

Mr. Murawski seconded the motion.

**ROLL CALL:**

**YES- (4) Mrs. Granto, Mr. Murawski, Mr. Polka, Mrs. Hathaway**

**NO- (0)**

**ABSTAIN (0)**

**MOTION CARRIES**

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Mr. Polka recommended approval of the combination of lots as requested. It should be noted that this recommendation is for the requested combination of lots only. The other proposed adjustments to the project by Mr. Pittman will require submission for building permits for each action.

Mr. Murawski seconded the motion.

**ROLL CALL:**

**YES- (4) Mrs. Granto, Mr. Murawski, Mr. Polka, Mrs. Hathaway**

**NO- (0)**

**ABSTAIN (0)**

**MOTION CARRIES**

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**Presentation #2- Phillips Lytle LLP, Agent/JB2 Partners, L.L.C.**

**Project Location: 8955 Lockport Road  
8955 Lockport Road**

**Town of Niagara**

**SEQR  
Preliminary Site Plan Review  
Tax Map #-     **132.18-1-2**  
                              **146.05-1-9**  
                              **146.06-1-1**  
                              **146.06-1-2****

Phillips Lytle LLP, Agent for JB2 Partners, L.L.C. is proposing development of the Facility for the construction and operation of an e-commerce storage and distribution facility on a vacant area of land near the Niagara Falls Air Force Reserve Station and Niagara Falls International Airport.

**Tax Map Numbers: 132.18-1-2, 146.05-1-9, 146.06-1-1, 146.06-1-2 and SEQR**

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Mrs. Hathaway read the email only letter addressed to her from Phillips Lytle LLP. The letter stated:

*On behalf of the JB2 Partners, LLC, we request that the Planning Board table the application for the above-referenced project for the upcoming Planning Board meeting on May 10, 2022. We also request that the Planning Board confirm that, with the application tabled, there will not be further discussion regarding the project during the Planning Board's May 10, 2022 meeting.*

*We look forward to continuing to work with the Planning Board on this application and appreciate your consideration of these requests.*

No further comments.

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**Mrs. Hathaway made the motion to table the application as requested.**

**Mrs. Granto seconded the motion.**

**ROLL CALL:**

**YES- (4) Mrs. Granto, Mr. Murawski, Mr. Polka, Mrs. Hathaway  
NO- (0)  
ABSTAIN (0)**

**MOTION CARRIES**

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**Mr. Murawski made a motion recommending the approval of the Planning Board minutes from the April 5, 2022 meeting.**

**Mr. Polka seconded the motion.**

**ROLL CALL:**

**YES- (3) Mr. Murawski, Mr. Polka, Mrs. Hathaway  
NO- (0)  
ABSTAIN (1) Mrs. Granto**

**MOTION CARRIES**

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**NEXT MEETING: Tuesday, June 7, 2022**

Meeting adjourned at 7:07 pm

Respectfully submitted,

Gerald A. Hathaway  
Acting Planning Board Secretary