Town of Niagara Planning Board Metting Minutes

March 18, 2024 @ 6:30

Meeting held at the Town of Niagara Town Hall

(Minutes approved at the April 2, 2024 Planning Board Meeting)

**Board Members Present:**

Robert McDermott, Chairman

Barbara Hathaway

John Polka

Eugene Pucci

Darleen Sullivan

Meeting called to order 6:30 PM

Presentations:

1. NF Four LLC, c/o Kevin DiPirro

Location: 1900 Military Road, Tax Map# 145.20-1-15

(Sonic Restaurant – Fashion Outlet Mall)

Kevin DiPirro of NF Four is requesting a Preliminary Site plan review for the construction of a new Sonic Restaurant located at the property on 1900 Military Road (Fashion Outlet Mall). The property is located on the West side of Military Rd between Fashion Outlet Blvd and Niagara Falls City limits Tax Map# 145.20-1-15 and SEQR.

Motion by Mr. Pucci to recommend approval of Preliminary Site plan review.

Seconded by Mr. Polka

Roll Call: Yes: Mr. Pucci, Mrs. Hathaway, Mr. Polka, Mrs. Sullivan, Mr. McDermott

 No: None

 Abstain: None

Motion carried

Mr. McDermott mentioned that when you come back to be aware we are starting to put some conditions on approval. One condition is that no materials to be stored outside of buildings, you have garbage area where garbage goes but other than that nothing is to be stored outside. We also want to make sure we have a legal local representative phone number so if the Town has any issues going forward, they have contact info. Another condition would be that all the shrubs and trees be maintained as submitted.

1. The Broadway Group, LLC represented by Marc Romanowski, Esq. of (Rupp Pfalzgraf LLC) and Christopher Wood, P.E.

Location: 9400 Lockport Road, Tax Map# 132.14-1-4

(Dollar General and Tim Hortons)

Marc Romanowski, Esq. of Rupp Pfalzgraf LLC and Christopher Wood, P.E. area requesting a Preliminary Site Plan Review for property at 9400 Lockport Road (Tim Hortons and Dollar General). The property is located on the north side of Lockport Road between Tuscarora Road and Haseley Drive. Tax Map# 132.14-1-4 and SEQR.

Motion by Mr. Polka to recommend approval of preliminary site plan with the following conditions. No material stored outside. Provide the Town with a phone number of a legal local representative. All shrubs and trees to be maintained as submitted. Provide the Planning Board with 3D rendition. Something In writing from the Power company that they cannot move the utility pole. Something in writing from water department that there are no stipulations.

Seconded by Mrs. Hathaway

Roll Call: Yes: Mr. Pucci, Mrs. Hathaway, Mr. Polka, Mrs. Sullivan, Mr. McDermott

 No: None

 Abstain: None

Motion carried.

Discussion on changing the Planning Board submittal cutoff date to correspond with the proposed Zoning Board cutoff date of 21 days prior to the scheduled meeting date (currently 10 days prior) in order to allow for review and comments.

After much discussion it was agreed that 14 days would be sufficient.

Motion by Mr. Pucci and Seconded by Mrs. Hathaway to approve the Planning Board minutes from the January 9, 2024 meeting.

Roll Call: Yes: Mr. Pucci, Mrs. Hathaway, Mr. McDermott

 No: None

 Abstain: Mrs. Sullivan, Mr. Polka

Motion to adjourn meeting by Mr. Pucci and seconded by Mrs. Hathaway

Roll Call Yes: Mr. Pucci, Mrs. Hathaway, Mr. Polka, Mrs. Sullivan, Mr. McDermott

 No: None

Motion Carried.

Meeting adjourned 8:05 PM

Respectfully submitted

Darleen Sullivan