

Town of Niagara Planning Board Meeting Minutes

November 7, 2023

6:30 pm

Meeting held at the Town of Niagara Town Hall

(Minutes approved at the December 5, 2023 Planning Board Meeting)

BOARD MEMBERS PRESENT:

Barbara Hathaway/Chairman
Dennis Collins
Eugene Pucci
Darlene Sullivan

BOARD MEMBERS EXCUSED:

John Polka

IN ATTENDANCE:

Corey Auerbach
Mike Risman
Rick Sirianni
Jackie Duff
Robert McDermott
Jarret Johnston

Vicki Orzetti
Joe Smith
Marc Romanowski
Betty Falbo
Charles Haseley
Gerald Hathaway

The meeting was called to order to 6:30PM.

PRESENTATIONS

1. David Smith Sr. Enterprises, LLC/10175 NFB, LLC and 10195 NFB, LLC represented by Marc Romanowski, Esq. of Rupp Pfalzgraf.
Project Location: 10195 Niagara Falls Blvd.
SEQR Minor Subdivision/Combination of Lots Tax Map #146.19-2-3, 146.19-2-4.1, 146.19-2-4.2.

Mr. Romanowski revisits all the previous designs, explains the parcels as they currently stand and what the future plans are which currently there are no plans for developing these lots although they have all utilities.

Motion by Mr. Pucci to recommend approval on a Negative Declaration on the SEQR. Second by Mrs. Sullivan.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins
No: None
Abstain: None

Motion Carried.

Motion by Mr. Pucci to recommend approval the combination of lots.
Second by Mr.

Collins.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None
Abstain: None

Motion Carried.

2. Uniland Development Kevin Kirk, R.A. 3401 Military Road, SEQR, Final Site Plan Review, Rezoning & Minor Subdivision Tax Map # 131.19-1-45.

Kevin Kirk revisits the previous presentations. Mrs. Vicky Orzetti of Woodside Place questions why the part of the parcel is being left R3 why can't it be R1. Cory Auerbach explains that it is not being developed and in the future the Town Board or the owners of the property can request change. It serves no purpose to change it now. There are no plans for developing that area. She also requests a traffic light at the entrance but the Traffic Study did not warrant a traffic signal there. Mr. Haseley states that all departments have completed comments. Mr. Pucci asks about a fence around the stormwater area since its near the sidewalk, a fence is not required.

Motion to recommend approval of a Negative Declaration on the SEQR by Mr. Pucci, second by Mrs. Sullivan.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None
Abstain: None

Motion Carried.

Motion to recommend approval the Final Site plan by Mr. Pucci, second by Mr. Collins.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None
Abstain: None

Motion Carried.

3. Starbucks – 2700 & 2590 and 2540 Military Road SEQR, Preliminary Site Plan Review/Area Variance Tax Maps # 145.11-1-37, 145.11-1-36, 145.15-1-6.1. Jerrett Johnston, Advanced Design Group reviews all the plans, drawings, Mr. Haseley all departments have commented, there is a Public Improvement reviewed by Engineers and PIP needs attention.

Motion by Mr. Pucci to recommend approval of a Negative Declaration on the SEQR, second by Mr. Collins.

Motion to recommend approval the Final Site plan by Mr. Pucci, second by Mr. Collins.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None

Abstain: None

Motion Carried.

Motion to recommend to elevate to a Final Site Plan with the contingency of the ZBA Decisions and the PIP being addressed. Second by Mrs. Sullivan.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None

Abstain: None

Motion Carried.

Motion by Mrs. Sullivan to approve the minutes of the October 3, 2023 meeting, second by Mr. Pucci.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None

Abstain: None

Motion Carried.

Motion to adjourn by Mrs. Sullivan, second by Mr. Pucci.

Roll Call: Yes: Chairman Hathaway, Mr. Pucci, Mrs. Sullivan, Mr. Collins

No: None

Abstain: None

Motion Carried.

Meeting adjourned at 7:10 pm

Respectfully submitted,

Sylvia Virtuoso