

TOWN OF NIAGARA

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

7105 Lockport Road
Niagara Falls, New York 14305



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AGENDA
TOWN OF NIAGARA PLANNING BOARD MEETING
Tuesday, May 2, 2023
Meeting Location: Town Hall
Start Time-6:30 pm

The meeting opens at **6:30 pm**

I. PRESENTATIONS:

Presentation #1- Packard Storage, Arthur Jocoy, Owner represented by Jarret Johnston of Advanced Design Group

Project Location: 6410 Packard Road

Town of Niagara

SEQR
Final Site Plan Review
Tax Map # 145.15-2-3.1

Jarret Johnston of Advanced Design Group., is representing Arthur Jocoy, property owner and applicant. They are requesting a Final Site Plan Review for the construction of a warehouse and self-storage building. The project is located on 6410 Packard Road on the north side of Porter Road between the Niagara Expressway service ramp and Niagara Falls city limits.

Tax Map Number: 145.15-2-3.1 and SEQR

Presentation #2- Steve's Heating and Cooling, Steve Fuller, Owner

Project Location: 3001 Military Road

Town of Niagara

SEQR
Final Site Plan Review
Tax Map # 145.07-4-81

Steve Fuller, owner of Steve's Heating and Cooling, is requesting a Final Site Plan Review for his property located on 3001 Military Road which is located on the east side of Military Road between Ralph Court and Laur Road. Mr. Fuller would like to expand with another garage to accommodate for the amount of HVAC inventory and to house their new work vehicles.

Tax Map Number: 145.07-4-81 and SEQR

Presentation #3- Joe Smith, President of David Chevrolet Buick Inc.

Project Location: 10195 Niagara Falls Boulevard

Town of Niagara

SEQR
Signage Plan Review
Tax Map # 146.19-2-4.2

Joe Smith is requesting a Signage Plan Review for additional signage on the building at 10195 Niagara Falls Boulevard. He would like to place signage over 3 front patient entrances (one future tenant). In addition, Excelsior would like to place a sign with their name on it on the East facing side of the building visible to Williams Road. The property is located on the south side of Niagara Falls Boulevard between Williams Road and Caravelle Drive.

Tax Map Number: 146.19-2-4.2 and SEQR

Presentation #4- JB2 Partners, LLC, represented by Kimberly Nason, Esq. and Matt Fitzgerald of Phillips Lytle LLP

Project Location: 8995 Lockport Road

**SEQR
Minor Subdivision Request
Tax Map #-146.01-1-9**

Town of Niagara

Kimberly Nason, Esq. and Matt Fitzgerald of Phillips Lytle LLP, representing JB2 Partners, L.L.C. are requesting approval for a Minor Subdivision of an approximately 15.45-acre portion of the now consolidated site into a separate tax parcel.

Tax Map Number: #-146.01-1-9 and SEQR

Presentation #5- Caliber Collision represented by Bret Flory, NCARB

Project Location: 2749 Military Road

**SEQR
Special Use Permit
Tax Map #-145.11-2-51**

Town of Niagara

Bret Flory, NCARB agent for Caliber Collision is requesting a resolution to approve a Special Use Permit to operate an auto body paint and repair shop at 2749 Military Road. The property is located on the east side of Military Road, between Packard Road and Laur Road.

Tax Map Number: #-145.11-2-51 and SEQR

Presentation #6- Verizon Wireless represented by Jared Lusk of Nixon Peabody

**Project Location: Adjacent to properties at
7730 Packard Road, 3550 Haseley Drive,
2730 Military Road, and 2430 Military Road
Town of Niagara**

**SEQR
Final Site Plan Review, Special Use Permit

Tax Map#’s-145.08-2-23, 132.17-2-21, 145.11-1-28,
145.16-1-4**

Jared Lusk of Nixon Peabody, agent for Verizon Wireless, is requesting a Final Site Plan Review and Special Use Permit to erect 4 small cell facilities adjacent to properties at 7730 Packard Road, 3550 Haseley Drive, 2730 Military Road and 2430 Military Road.

Tax Map#’s-145.08-2-23, 132.17-2-21, 145.11-1-28, 145.16-1-4 and SEQR

Presentation #7- The Broadway Group LLC represented by Development Manager, DeAnna Hyche

Project Location: Lockport Road

**SEQR
Preliminary Site Plan Review, Minor Subdivision,
and Area Variance
Tax Map# 132.14-1-4**

Town of Niagara

DeAnna Hyche, Development Manager of The Broadway Group, LLC is requesting a Preliminary Site Plan Review, a Minor Subdivision and Area Variance for property on Lockport Road. They are purchasing 12.33 acres of land located on the north side of Lockport Road between Tuscarora Road and Haseley Drive.

Tax Map Number: 132.14-1-4 and SEQR

II. MEETING

III. MINUTES: Approve the Planning Board minutes from the April 4, 2023 Planning Board meeting. The next Planning Board meeting is scheduled for June 6, 2023 at 6:30 pm.