

# 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, October 3, 2023**  
**Meeting Location: Town Hall**  
**Start Time-6:30 pm**

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

**I. PRESENTATIONS:**

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**Presentation #1-** The Broadway Group, LLC represented by Marc Romanowski, Esq. of Rupp Pfalzgraf LLC and Christopher Wood, P.E.

**Project Location: 9400 Lockport Road**

**Town of Niagara**

**SEQR**  
**Preliminary Site Plan Review**  
**Tax Map# 132.14-1-4**

Marc Romanowski, Esq. of Rupp Pfalzgraf LLC, and Christopher Wood, P.E. are requesting a Preliminary Site Plan Review for property on 9400 Lockport Road. The property is located on the north side of Lockport Road between Tuscarora Road and Haseley Drive.

**Tax Map Number: 132.14-1-4 and SEQR**

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**Presentation #2 –** Wayside Nursery/Mike Rotella

**Project Location: 7431 Porter Road**

**Town of Niagara**

**SEQR**  
**Preliminary Site Plan Review & Use Variance**  
**Appeal Request**  
**Tax Map# 145.12-3-33**

Michael Rotella is requesting a Preliminary Site Plan review and associated use variance appeal request for Wayside Nursery to construct a leasable industrial complex consisting of (2) buildings with (13) individual business tenant spaces which include office space and storage bays.

**Tax Map Number: 145.12-3-33 and SEQR**

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**Presentation #3 –**Christopher Wood, PE of Carminawood Design representing Robert Burns, 4501 JDC LLC.

**Project Location: 4501 Hyde Park Boulevard**

**Town of Niagara**

**SEQR**  
**Preliminary Site Plan Review/**  
**Re-subdivision/Combination of lots**  
**Tax Map# 130.15-5-1.1 & 1.2**

Christopher Wood, PE, representing Robert Burns of JDC LLC, is requesting a Preliminary Site Plan review, Re-subdivision/Combination of lots for 4501 Hyde Park Boulevard & adjacent lot. The current use is (H-1) Indoor Storage Facility and the proposed use is (H-1) Indoor-Outdoor storage facility. The property is located on the East side of Hyde Park Boulevard between Maryland Avenue and Niagara Falls city limits.

**Tax Map Number: 130.15-5-1.1 & 1.2 and SEQR**

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**Presentation #4 – James Baptiste, President, Anowara Architecture, P.C., agent for Norgen Bioteck Corp.**

**Project Location: 7311 Porter Road**

**SEQR  
Preliminary Site Plan Review/Combination of Lots**

**Town of Niagara**

**Tax Map# 145.12-3-17 & 18**

James Baptiste, RA, AIA, agent for Norgen Bioteck Corporation is requesting a Preliminary Site Plan review and Combination of Lots for property located on 7311 Porter Road, which is located on the South side of Porter Road between Packard Road and Recovery Road. Norgen Bioteck’s intent is to purchase and improve the property, which includes a 2780 square foot addition to the existing building.

**Tax Map Number: 145.12-3-17 & 18 and SEQR**

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**Presentation #5 – Starbucks-Advanced Design Group-Kristin Savard, PE, Jarret Johnston EIT, and Sean Ferry, EIT representing applicant Matt Lester**

**Project Location: 2700 & 2590 & 2540 Military Road**

**SEQR  
Sketch Plan Review/Area Variance  
Tax Map# 145.11-1-37**

**Town of Niagara**

**Tax Map Number: 145.11-1-37 and SEQR**

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Advanced Design Group- Kristen Savard, PE, Jarret Johnston EIT, and Sean Ferry, EIT are representing applicant Matt Lester regarding the construction of a new Starbucks facility to be located at 2700 Military Road with additional associated work (Utility install under PIP) on adjacent parcels 2590 and 2540 Military Road. The property is located on the West side of Military Road between Packard Road and Recovery Road.

**Tax Map Number: 145.11-1-37 and SEQR**

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**II. MEETING**

**III. MINUTES:** Approve the Planning Board minutes from the September 5, 2023 Planning Board meeting. The next Planning Board meeting is scheduled for November 7, 2023 at 6:30 pm.