

# 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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**REVISED AGENDA**  
**TOWN OF NIAGARA PLANNING BOARD MEETING**  
**Tuesday, March 7, 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- Lou Terragnoli representing PEM LLC-Quicklee's Inc.**

**Project Location: 6021 Porter Road**

**Town of Niagara**

**SEQR**

**Signage Plan Review/Area Variance**

**Tax Map # 145.14-3-2.111**

Lou Terragnoli, representing Quicklee's Inc., is requesting a signage plan review and area variance for the property located on 6021 Porter Road on the South side of Porter Road between Military Road and Niagara Falls city limits.

**Tax Map Number: 145.14-3-2.111**

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

**Project Location: 3001 Military Road**

**Town of Niagara**

**SEQR**

**Preliminary Site Plan Review**

**Tax Map # 145.07-4-81**

Steve Fuller, owner of Steve's Heating and Cooling, is requesting a preliminary 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**

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**Presentation #3- Packard Storage, Arthur Jocoy, Owner represented by Advanced Design Group, Kristin Savard, PE, President/Owner ADG**

**Project Location: 6410 Packard Road**

**Town of Niagara**

**SEQR**

**Preliminary Site Plan Review**

**Tax Map # 145.15-2-3.1**

Kristin Savard, President and Owner of Advanced Design Group., is representing Arthur Jocoy, property owner and applicant. They are requesting a preliminary site plan review for the construction of a warehouse and self-storage building. The project will be located on the existing vacant parcel to the west of Jocoy's Collision, which is on the west side of Packard Road between Military Road and New Road.

**Tax Map Number: 145.15-2-3.1**

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**Presentation #4- AC Power LLC, Paula Lancaster, Senior Director-Development**

**Project Location: 5600 Niagara Falls Boulevard**

**Town of Niagara**

**SEQR  
Preliminary Site Plan Review  
Tax Map #'s- 145.19-1-1 & 3 (Town) and  
16.07-1 & 5 (City)**

Paula Lancaster, Senior Director of AC Power LLC, is requesting a preliminary site plan review to develop an inter-municipal solar (PV) Generation facility on 42 acres of an existing landfill. The property is located at 5600 Niagara Falls Boulevard. The Town portion is located on the south side of Packard Road between Military Road and 47<sup>th</sup> Street.

**Tax Map Numbers: 145.19-1-1 & 3 (Town) and 16.07-1 & 5 (City)**

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**II. MEETING**

**III. MINUTES:** Approve the Planning Board minutes from the February 7, 2023 Planning Board meeting. The next Planning Board meeting is scheduled for April 4, 2023 at 6:30 pm.