

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, November 13, 2017
6:05P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN KENYON

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Kenyon
Commissioners Heilemann, Jaccarino, Carney, Brennan, Grinnell,**

Absent: Commissioner Kiedrowski

**Also Present: Assistant City Attorney Nick Robinson
Building Inspector Cosimo Capozzi**

APPROVAL OF THE MINUTES OF THE MEETING OCTOBER 2, 2017

**MOVED by Commissioner Jaccarino SECONDED by Commissioner Carney
That the minutes of the meeting held October 2, 2017 be approved as circulated and filed in
the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. Long Associates Architects - Re: Site Plan review for Grant Street
Matthew Long, R.A. Proposed Apartments, Adaptive Reuse of
189 Kenmore Avenue Existing School plus New Wood Framed
Buffalo, NY 14223 Addition at 25 Grant Street.**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Commission finds that there will be no significant environmental impact
and as such declares a Negative Declaration on the SEQR with a change to #4 to
Residential, #6 to Yes, #12b to No and #14 to Suburban.
Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Kenyon SECONDED by Commissioner Brennan
That the Planning Commission hereby approves the site plan for the Grant Street Proposed
Apartment contingent upon funding approval. Revised site plans will have to be submitted
to the Building Inspectors Office, City Engineer and Clerks Office to reflect the revisions
that were submitted and also the revised storm water changes.
Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)
Nays: None (0)
CARRIED.**

NEW BUSINESS

**1. Kyle Kabel - Re: Site Plan review for construction of a
6919 Deborah Lane small single story office and garage
Wheatfield, NY 14304 building on lot located at 358 Ward Road.**

**Stephen Toth
382 Homestead Drive
North Tonawanda, NY 14120**

MOVED by Commissioner Carney SECONDED by Commissioner Grinnell
That the Planning Commission hereby makes no decision on the SEQR and tables the
aforementioned request for landscaping plans also plans will be sent out to the Niagara
County Planning Board for their non-binding recommendation.

Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)

Nays: None (0)

CARRIED.

2. Savarino Companies - Re: Site Plan review for redevelopment of 621
621 Payne Developer LLC Payne Avenue into 80 one and two
500 Seneca Street, Suite 508 bedroom rental apartments.
Buffalo, NY 14204

MOVED by Commissioner Jaccarino SECONDED by Commissioner Brennan
That the Planning Commission hereby makes no decision on the SEQR and tables the
aforementioned request for revised site plans and Common Council approval for rezoning.

Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)

Nays: None (0)

CARRIED.

3. Gary Marinelli - Re: Subdivision of property located at 231
231 Fredericka Street Fredericka Street to 241 Fredericka
North Tonawanda, NY 14120 Street.

MOVED by Commissioner Jaccarino SECONDED by Commissioner Brennan
That the Planning Commission finds that there will be no significant environmental impact
and as such declares a Negative Declaration on the SEQR with a change to #14 to Suburban
and #17 to No.

Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Commission hereby approves the subdivision of property located at 231
Fredericka Street to 241 Fredericka Street, contingent on owners providing new surveys
with property division.

Ayes: Heilemann, Jaccarino, Carney, Brennan, Grinnell, Kenyon (6)

Nays: None (0)

CARRIED.


ADJOURNMENT

MOVED by Commissioner Carney SECONDED by Commissioner Jaccarino
That this regular session of the City Planning Commission be and hereby is adjourned.
CARRIED.

Time of Adjournment: 7:19 P.M.

Next Meeting: Monday, December 4, 2017 6:00 P.M.

Respectfully submitted,



Daniel R. Quinn
City Clerk-Treasurer