

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, September 14, 2020
6:00 P.M.**

REGULAR SESSION CALLED TO ORDER BY COMMISSIONER DIBERNARDO

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners DiBernardo, Brennan, Grinnell, Fritschi, Carney

Absent: Chairman Jaccarino and Commissioner Heilemann

**Also Present: City Attorney Luke Brown
Building Inspector Cosimo Capozzi**

APPROVAL OF THE MINUTES OF THE MEETING JULY 6, 2020

**MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
That the minutes of the meeting held July 6, 2020 be approved as circulated and filed in
the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

- 1. Metzger Civil Engineering - Re: Approval to send site plan to
8245 Main Street, Suite 3 Niagara County Planning for the
Williamsville, NY 14221 final approval for the development
of sixteen 4 unit buildings located
at 1100 Sweeney Street**
- MCW Construction Inc.
333 River Road
North Tonawanda, NY 14120**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board hereby tables the revised site plan from Metzger Civil
Engineering, for 1100 Sweeney Street and agrees to forward aforementioned site plan out
to the Niagara County Planning for their non-binding recommendation.**

Ayes: Brennan, Grinnell, Fritschi, Carney, DiBernardo (5)

Nays: None (0)

CARRIED.

- 2. 110 Sweeney Street LLC Re: Site Plan review for a (1) story
Lou Riggio restaurant & (2) story apartment
7281 Wilrose Ct. building located at 110 Sweeney
North Tonawanda, NY 14120 Street**
- Sutton Architect
5409 Main Street
Williamsville, NY 14221**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
That the Planning Board hereby approves the revised site plan request from 110 Sweeney
Street, LLC, 7281 Wilrose Ct., for a (1) story restaurant & (2) story apartment building
located at 110 Sweeney Street, plans are also contingent approval from the Historic
Preservation Commission review.**

Ayes: Brennan, Grinnell, Fritschi, Carney, DiBernardo (5)

Nays: None (0)

CARRIED.

AMENDED 9/22/2020

NEW BUSINESS

1. Pamela Reber - Re: Minor Sub Division of 70' from 881
946 Nash Road Nash Road to construct new single
North Tonawanda, NY 14120 dwelling located at 881 Nash Road

MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 881 Nash Road, and will notify other agencies involved. The Planning Board
finds that there will be no significant environmental impact and as such declares a Negative
Declaration on the SEQR, with a change to No.2 to Yes and No.5b to Yes.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)

Nays: None (0)

CARRIED.

MOVED by Commissioner Fritschi SECONDED by Commissioner Grinnell
That the Planning Board hereby approves the request from Pamela Reber, 946 Nash Road
for a minor sub division of 70' from 881 Nash Road to construct a new single dwelling. The
request is contingent that the applicant provide new surveys for each parcel to the City
Clerk's Office, also owner has to file a deed with the Niagara County Clerk's Office at the
Lockport Court House to be processed and given to the Niagara County Real Property Tax
Service Department so the Tax Map Technician can map the properties.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)

Nays: None (0)

CARRIED.

2. Cassandra Postek - Re: Minor Sub Division from 91 Keil
377 Vandervoort Street Street to 377 Vandervoort Street
North Tonawanda, NY 14120

MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 377 Vandervoort Street, and will notify other agencies involved. The Planning
Board finds that there will be no significant environmental impact and as such declares a
Negative Declaration on the SEQR, with a change to No.2 to Yes.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
That the Planning Board hereby approves the request from Cassandra Postek, 377
Vandervoort, to sub divide a portion of 91 Keil Street and attach to 377 Vandervoort. The
request is contingent that the applicant provide new surveys for each parcel to the City
Clerk's Office, also owner has to file a deed with the Niagara County Clerk's Office at the
Lockport Court House to be processed and given to the Niagara County Real Property Tax
Service Department so the Tax Map Technician can map the properties.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)

Nays: None (0)

CARRIED.

3. Nathan A. Cudzilo - Re: Site Plan review for new construction
P.O. Box 203 of (3) 6 unit, 2 story apartment
North Tonawanda, NY 14120 buildings located at 342 Zimmerman
Street

MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 342 Zimmerman Street, and will notify other agencies involved. The Planning
Board finds that there will be no significant environmental impact and as such declares a
Negative Declaration on the SEQR.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Board hereby tables the aforementioned site plan from Nathan Cudzilo, P.O. Box 203, North Tonawanda, for a new construction of (3) 6 unit, 2 story apartment buildings located at 342 Zimmerman Street. The Planning Board will need comments from the City Engineer, Fire Department and Police Department regarding project.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)
Nays: None (0)
CARRIED.

4. Michael Wachowicz - Re: Minor Sub Division of 369 / 377
333 River Road Sweeney Street
North Tonawanda, NY 14120

MOVED by Commissioner Fritschi SECONDED by Commissioner Carney
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 377 Sweeney Street, and will notify other agencies involved. The Planning Board finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR with a change to No.2 to Yes.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Carney
That the Planning Board hereby approves the request from Michael Wachowicz, 333 River Road, to divide 377 Sweeney Street into 2 parcels. The request is contingent that the applicant provide new surveys for each parcel to the City Clerk's Office, also owner has to file a deed with the Niagara County Clerk's Office at the Lockport Court House to be processed and given to the Niagara County Real Property Tax Service Department so the Tax Map Technician can map the properties.

Ayes: Brennan, Carney, Grinnell, Fritschi, DiBernardo (5)
Nays: None (0)
CARRIED.

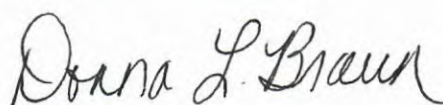
ADJOURNMENT

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

Time of Adjournment: 6:23 P.M.

Next Meeting: Monday, October 5, 2020 6:00 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer