

**CITY PLANNING COMMISSION  
Regular Session  
Monday, November 9, 2020  
6:00 P.M.**

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**REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present: Chairman Jaccarino  
Commissioners Heilemann, Grinnell, Fritschi, Carney**

**Absent: Commissioner Brennan**

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

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**APPROVAL OF THE MINUTES OF THE MEETING OCTOBER 5, 2020**

**MOVED by Commissioner Carney      SECONDED by Commissioner Fritschi  
That the minutes of the meeting held October 5, 2020 be approved as circulated and filed in the  
Office of the City Clerk-Treasurer.  
CARRIED.**

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**OLD BUSINESS**

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|---|----------|--|
| <b>1. Metzger Civil Engineering<br/>8245 Main Street, Suite 3<br/>Williamsville, NY 14221</b> | <b>-</b> | <b>Re: Final review and approval of new<br/>Environmental Assessment form<br/>for the development of sixteen 4<br/>unit buildings located at 1100<br/>Sweeney Street</b> |
| <br><b>MCW Construction Inc.<br/>333 River Road<br/>North Tonawanda, NY 14120</b>             |          |  |

**MOVED by Commissioner Carney      SECONDED by Commissioner Fritschi  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 1100 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  
Ayes: Heilemann, Carney, Grinnell, Fritschi, DiBernardo      (5)  
Nays: None      (0)  
CARRIED.**

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**MOVED by Commissioner Carney      SECONDED by Commissioner Fritschi  
That the Planning Board hereby after receiving the Niagara County Planning Board's non-  
binding recommendation and further review of the new Environmental Assessment form  
that was posted as a Public Notice on October 22, 2020 in City Hall and on the city's website  
for residents review, approves the site plan for the development of (16) sixteen (4) four unit  
buildings located at 1100 Sweeney Street.  
Ayes: Heilemann, Grinnell, Fritschi, Carney, Jaccarino      (5)  
Nays: None      (0)  
CARRIED.**

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2. NF Blvd. LLC  
Jack Ruh  
124 Meadow Road  
Orchard Park, NY 14127

- Re: Site Plan review for a proposed  
self storage facility located at  
836 Niagara Falls Blvd

**MOVED by Commissioner Fritschi      SECONDED by Commissioner Grinnell**  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 1100 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 Section D. Project Details e. *i.* to 12 months, Section D.2 Project Operations c. *ii.* Do existing lines serve the project site to No and L. Hours of Operation *ii.* During Operations: Monday-Friday 9am-5pm, Saturday 9am-5pm, Sunday 9am-5pm Holidays 9am-5pm, Section E.1. Site and Setting of Proposed Action b. Land uses and coertypes on the project site – Roads, buildings, and other paved or impervious surfaces – change (Acres +/- ) to +80%.

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

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**MOVED by Commissioner Fritschi      SECONDED by Commissioner Grinnell**  
That the Planning Board hereby after receiving the Niagara County Planning Board's non-binding recommendation and further review from the Fire Department and City Engineer, approves the site plan for a proposed self-storage facility located at 836 Niagara Falls Blvd., approval is contingent on DOT approval and City Engineer.

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

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**ADJOURNMENT**

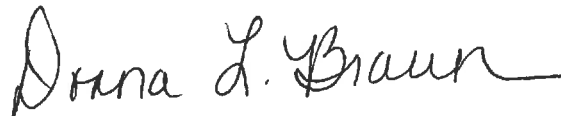
**MOVED by Commissioner Carney      SECONDED by Commissioner Fritschi**  
That this regular session of the City Planning Commission be and hereby is adjourned.  
CARRIED.

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**Time of Adjournment: 6:38 P.M.**

**Next Meeting: Monday, December 7, 2020 6:00 P.M.**

Respectfully submitted,



Donna L. Braun  
City Clerk-Treasurer