

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

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**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**

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**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.**

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**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 approves 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.**

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- 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.**

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**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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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**ADJOURNMENT**

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

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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