CITY PLANNING COMMISSION

Regular Session North Tonawanda, New York 14120 Monday, October 4, 2021 6:00 P.M.

REGULAR SESSION CALLED TO ORDER BY COMMISSIONER GRINNELL

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Heilemann, Brennan, Grinnell, Fritschi, Loxterman

Absent: Chairman Jaccarino, Commissioner Carney

Also Present: City Attorney Luke Brown

Building Inspector Robert DePaolo

APPROVAL OF THE MINUTES OF THE MEETING SEPTEMBER 8, 2021

MOVED by Commissioner Loxterman SECONDED by Commissioner Brennan That the minutes of the meeting held September 8, 2021 be approved as circulated and filed in the Office of the City Clerk-Treasurer. CARRIED.

NEW BUSINESS

1. Peter Stefanski 6885 Shawnee Road North Tonawanda, NY 14120 Re: Minor Subdivision, splitting lot located at 896 Walck Road into two lots

MOVED by Commissioner Brennan SECONDED by Commissioner Fritschi That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 896 Walck 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.17a to Yes.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman,
Nays: None
(5)

CARRIED.

MOVED by Commissioner Fritschi SECONDED by Commissioner Brennan That the Planning Board hereby tables the aforementioned minor subdivision to send out to the Niagara County Planning Board for their non-binding recommendation, due to the location near Erie Avenue. Lots will be 60/60 split.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman (5)

Nays: None

CARRIED.

2. Marathon Engineering Adam M. Fishel, PE 840 Handshaw Road, Suite 6 Ithaca, NY 14850 Re: Site Plan review to construct a new 2,220 (sf) KFC restaurant with drive-thru and a new 2,220 (sf) Taco Bell drive-thru restaurant, located at 866 Niagara Falls Blvd.

Wheatfield Niagara Hold, LLC 865 Daigler Drive North Tonawanda, NY 14120

MOVED by Commissioner Brennan SECONDED by Commissioner Fritschi That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 866 Niagara Falls Blvd. 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, Brennan, Grinnell, Fritschi, Loxterman,
Nays: None
(5)

CARRIED.

MOVED by Commissioner Fritschi SECONDED by Commissioner Loxterman That the Planning Board hereby tables the aforementioned site plan review to send out to the Niagara County Planning Board for their non-binding recommendation, also to Zoning Board of Appeals for the Special Use Permit. The Planning Commission would also like an assessment review done by the Police and Fire Departments.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman (5)

Nays: None (0)

CARRIED.

ADJOURNMENT

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

Time of Adjournment: 6:37 P.M.

Next Meeting: Monday, November 8, 2021 6:00 P.M.

Respectfully submitted,

onna L. Braur

Donna L. Braun City Clerk-Treasurer