

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

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**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**

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**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.**

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**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, (5)  
Nays: None (0)  
CARRIED.**

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**MOVED by Commissioner Fritschi SECONDED by Commissioner Brennan  
That the Planning Board hereby approves the minor subdivision of 896 Walck Road, from  
Peter Stefanski, 6885 Shawnee Road, contingent on the Niagara County Planning Board's  
non-binding recommendation and new surveys from owner. Owner will have to file new  
deeds with the Niagara County Clerk's Office to be processed by the Niagara County Real  
Property Tax Service Department so the Tax Map Technician can map the properties.  
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman (5)  
Nays: None (0)  
CARRIED.**

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**AMENDED 11/9/2021**

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.

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

**Nays: None (0)**

**CARRIED.**

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**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.**

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#### **ADJOURNMENT**

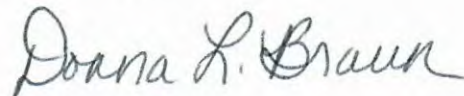
**MOVED by Commissioner Loxterman SECONDED by Commissioner Brennan**  
That this regular session of the City Planning Commission be and hereby is adjourned.  
**CARRIED.**

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**Time of Adjournment: 6:37 P.M.**

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

Respectfully submitted,



**Donna L. Braun**  
City Clerk-Treasurer

**AMENDED 11/09/2021**