

**CITY PLANNING COMMISSION  
Regular Session  
North Tonawanda, New York 14120  
Monday, December 6, 2021  
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, Carney, Fritschi, Loxterman**

**Absent: Commissioner Brennan**

**Also Present: City Attorney Luke Brown  
Building Inspector Robert DePaolo**

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**APPROVAL OF THE MINUTES OF THE MEETING NOVEMBER 8, 2021**

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

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**OLD BUSINESS**

**1. 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 Grinnell SECONDED by Commissioner Loxterman  
That 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 C3-a to M-1, D.1.e  
to 4-6 months, E.2-h to Sawyer Creek (wetlands) and E.2-q to No.  
Ayes: Heilemann, Carney, Grinnell, Fritschi, Loxterman, Jaccarino (6)  
Nays: None (0)  
CARRIED.**

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**MOVED by Commissioner Carney SECONDED by Commissioner Loxterman  
That the Planning Board hereby approves Site Plan Job #1242-21, for 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., approval is also contingent of approval of all necessary  
governmental agencies.  
Ayes: Heilemann, Carney, Grinnell, Fritschi, Loxterman, Jaccarino (6)  
Nays: None (0)  
CARRIED.**

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**ADJOURNMENT**

**MOVED by Commissioner Grinnell      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: 6:20 P.M.**

**Next Meeting: Monday, January 3, 2022 6:00 P.M.**

**Respectfully submitted,**



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