

CITY PLANNING COMMISSION

Regular Session

North Tonawanda, New York 14120

Monday, April 4, 2022

5:30 P.M. Workshop followed by 6:00 P.M. Meeting

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Jaccarino
Commissioners Heilemann, Brennan, Fritschi, Harding**

Absent: Commissioner Grinnell, Loxterman

**Also Present: City Attorney Edward Zebulske III
Building Inspector Robert C. DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING MARCH 7, 2022

**MOVED by Commissioner Heilemann SECONDED by Commissioner Fritschi
That the minutes of the meeting held March 7, 2022 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

NEW BUSINESS

**1. Frank Budwey & Paul Lamparelli Re: Minor Subdivision to relocate the lot line
P.O. Box 644 between 499 & 509 Division Street
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 499 & 509 Division Street and will notify other agencies involved.
Ayes: Heilemann, Brennan, Fritschi, Harding, Jaccarino (5)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Fritschi SECONDED by Commissioner Heilemann
That the Planning Board hereby finds that there will be no significant environmental impact
for 499 & 509 Division Street and as such declares a Negative Declaration on the SEQR
Ayes: Heilemann, Brennan, Fritschi, Harding, Jaccarino (5)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Brennan SECONDED by Commissioner Harding
That the Planning Board hereby approves the request from Frank Budwey & Paul
Lamparelli, P.O. Box 644 to sub divide the lots located at 499 & 509 Division Street. The
request is contingent that the applicant provide new surveys for each parcel to the City
Clerk's Office, also owner has to file the deeds 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: Heilemann, Brennan, Fritschi, Harding, Jaccarino
Nays: None
CARRIED.

(5)
(0)

OLD BUSINESS

1. Greenman Pedersen, Inc.
Robyn Ciernia
4950 Genesee Street
Buffalo, NY 14225

Re: Site Plan review for construction of a 47-lot single family subdivision with public water, and sanitary sewer, private stormwater system located at 1144, 1162 and 1196 Sweeney Street

Kenneth Zollitsch
10025 County Road
Clarence Center, NY 14032

MOVED by Commissioner Brennan SECONDED by Commissioner Heilemann
That the Planning Board hereby makes no decision on the SEQR and tables the
aforementioned request. The Board will gather more information from outside agencies
and the City Engineer

Ayes: Heilemann, Brennan, Fritschi, Harding, Jaccarino

(5)

Nays: None

(0)

CARRIED.

2. DLV Properties LLC
10151 Main Street
Clarence, NY 14031

Re: Site Plan review for construction of approximate 148,000+ sf residential apartment 5-story building located at 624 River Road

Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

MOVED by Commissioner Heilemann SECONDED by Commissioner Brennan
That the Planning Board hereby finds that there will be no significant environmental impact
for 624 River Road and as such declares a Negative Declaration on the SEQR. The Planning
Board hereby tables the aforementioned request till the May 2nd meeting for finalization of
details from the City Engineer

Ayes: Heilemann, Brennan, Fritschi, Jaccarino

(4)

Abstained: Harding

(1)

CARRIED.

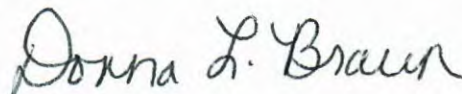
ADJOURNMENT

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

Time of Adjournment: 7:26 P.M.

Next Meeting: Monday, May 2, 2022 6:00 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer