

**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**

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**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 Zebulski III  
Building Inspector Robert C. DePaolo**

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**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.**

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**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.**

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**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.**

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**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)

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**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 tables the aforementioned request to gather more  
information from outside agencies and the City Engineer

Ayes: Heilemann, Brennan, Fritschi, Harding, Jaccarino

(5)  
(0)

Nays: None

CARRIED.

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2. DLV Properties LLC  
9829 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 2<sup>nd</sup> meeting for finalization of  
details from the City Engineer

Ayes: Heilemann, Brennan, Fritschi, Jaccarino

(4)  
(1)

Abstained: Harding

CARRIED.

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**ADJOURNMENT**

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

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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

AMENDED 4/8/2022