

**CITY PLANNING COMMISSION
 Regular Session
 North Tonawanda, New York 14120
 Monday, May 2, 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, Grinnell, Loxterman, Fritschi, Harding**

Absent: None

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

APPROVAL OF THE MINUTES OF THE MEETING APRIL 4, 2022

**MOVED by Commissioner Loxterman SECONDED by Commissioner Fritschi
 That the minutes of the meeting held April 4, 2022 be approved as circulated and filed
 in the Office of the City Clerk-Treasurer.
 CARRIED.**

NEW BUSINESS

1. Frank Cefalu 158 Irving Terrace Buffalo, NY 14223	Re: Site Plan review to remove existing structure and replace it with a 4 unit residential apartment building located at 151 Division St.
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**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
 That the Planning Board hereby officially designates themselves as lead agency for said
 SEQR for 151 Division Street and will notify other agencies involved.
 Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
 Nays: None (0)
 CARRIED.**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
 That the Planning Board hereby finds that there will be no significant environmental impact
 for 151 Division Street and as such declares a Negative Declaration on the SEQR with a
 change to #2 to Yes Planning & Building Permit, #9 Per Engineer & Architect and Com
 Check with Building Dept., #12a to Yes and 13b to No.
 Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
 Nays: None (0)
 CARRIED.**

**MOVED by Commissioner Fritschi SECONDED by Commissioner Grinnell
 That the Planning Board hereby refers the aforementioned request to the Niagara
 County Planning Board for their non-binding recommendation.
 Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
 Nays: None (0)
 CARRIED.**

MOVED by Commissioner Loxterman **SECONDED** by Commissioner Grinnell
That the Planning Board hereby tables the aforementioned request for the Niagara
County Planning Commission.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

2. Alan Reszetucha
303 Elmwood Avenue
North Tonawanda, NY 14120

Re: Minor Sub-Division to purchase 10' x 33'
piece of property from 293 Elmwood and
add it to 303 Elmwood Avenue

MOVED by Commissioner Brennan **SECONDED** by Commissioner Grinnell
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 293 & 303 Elmwood Avenue and will notify other agencies involved.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

MOVED by Commissioner Loxterman **SECONDED** by Commissioner Grinnell
That the Planning Board hereby finds that there will be no significant environmental impact
for 293 & 303 Elmwood Avenue and as such declares a Negative Declaration on the SEQR
with a change to #1 to No, #2 to Yes and #3a to 296.2 sq ft.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

MOVED by Commissioner Fritschi **SECONDED** by Commissioner Heilemann
That the Planning Board hereby approves the Minor sub-division to add 296.2 sq ft (10
x 29.62), off the north property line. 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, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

3. Sharon Kramer
50 Porter Avenue
North Tonawanda, NY 14120

Re: Minor Sub-Division to take 30' of property
from 50 Porter and attach to 42 Porter Ave.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Brennan
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 50 & 42 Porter Avenue and will notify other agencies involved.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Fritschi
That the Planning Board hereby finds that there will be no significant environmental impact
for 50 & 42 Porter Avenue and as such declares a Negative Declaration on the SEQR with
a change to #2 to Yes and #12b to No.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Fritschi
That the Planning Board hereby approves the Minor sub-division to sub-divide 30' of property from 50 Porter Avenue and add it to 42 Porter Avenue. 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, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)

Nays: None (0)

CARRIED.

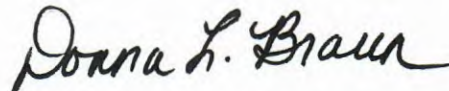
ADJOURNMENT

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

Time of Adjournment: 7:04 P.M.

Next Meeting: Monday, June 6, 2022 6:00 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer