

CITY PLANNING COMMISSION

Regular Session

North Tonawanda, New York 14120

Monday, September 12, 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, Grinnell, Fritschi, Loxterman, Harding**

Absent: Commissioner Brennan

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

APPROVAL OF THE MINUTES OF THE MEETING AUGUST 1, 2022

**MOVED by Commissioner Loxterman SECONDED by Commissioner Fritschi
That the minutes of the meeting held August 1, 2022 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. J. Rettenmaier USA LP (JRS)
Raymond Domin
50 Bridge Street
North Tonawanda, NY 14120**

**Re: Construction of a 60 foot by 72 foot pole barn
with wood construction and painted metal
exterior siding and roofing, located at 49
Detroit Street**

**Barton & Loguidice, D.P.C.
William Doebler
1738 Elmwood Avenue, Suite 100
Buffalo, NY 14207**

**MOVED by Commissioner Heilemann SECONDED by Commissioner Grinnell
That the Planning Board finds that there will be no significant environmental impact for 49
Detroit Street and as such declares a Negative Declaration on the SEQR with Amendment
to Part 3 Form Findings concerning that the proposed construction of a 60-foot by 70-foot
pole barn at 49 Detroit Street will have no impact to archaeological or historic resources.
Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Heilemann SECONDED by Commissioner Loxterman
That the Planning Board hereby approves the construction of a 60 foot by 70 foot pole barn
located at 49 Detroit Street per Project #2354.001.001
Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)
Nays: None (0)
CARRIED.**

2. Riverside Chemical
Guy Holler
871 River Road
North Tonawanda, NY 14120

Re: Construction of a new block building (40' x
120') in the same footprint as old building,
located at 871 River Road

Stately Builders
Ryan Rindfleisch
9780 County Road
Clarence, NY 14032

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board finds that there will be no significant environmental impact for 871
River Road and as such declares a Negative Declaration on the SEQR.

Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Jaccarino SECONDED by Commissioner Grinnell
That the Planning Board hereby approves the construction of a new block building (40' x
120') located at 871 River Road per Job No. 22.006.

Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)

Nays: None (0)

CARRIED.

NEW BUSINESS

1. Carolyn Kirsch
758 Sweeney Street
North Tonawanda, NY 14120

Re: Minor Sub-Division of 483 feet of property
from 758 Sweeney Street to 764 Sweeney
Street

Jeffrey Kochems
764 Sweeney Street
North Tonawanda, NY 14120

MOVED by Commissioner Grinnell SECONDED by Commissioner Fritschi
That the Planning Board hereby officially designates themselves as lead agency for said SEQR
for 758 & 794 Sweeney Street and will notify other agencies involved.

Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Heilemann SECONDED by Commissioner Grinnell
That the Planning Board finds that there will be no significant environmental impact for 758
& 764 Sweeney Street and as such declares a Negative Declaration on the SEQR with a change
to #2 to Yes Planning Commission, #3a to .57 acres and #16 to Yes.

Ayes: Heilemann, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Jaccarino SECONDED by Commissioner Loxterman
That the Planning Board hereby approves the Minor sub-division to add 483 feet from back
property line to dwelling of 758 Sweeney Street to 764 Sweeney 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, Grinnell, Fritschi, Loxterman, Harding, Jaccarino

(6)

Nays: None

(0)

CARRIED.


ADJOURNMENT

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

Time of Adjournment: 6:19 P.M.

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

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer