

CITY PLANNING COMMISSION

Regular Session

North Tonawanda, New York 14120

Monday, July 11, 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 JUNE 6, 2022

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the minutes of the meeting held June 6, 2022 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

1A. & 1B.

**333 LLC
c/o Michael Belczak, ESQ
1321 Harvard Avenue
North Tonawanda, NY 14120**

**Re: Site Plan review for a proposed construction
of two (2) solar facilities and associated
electrical appurtenances, on a single parcel,
located at 489 Ward Road**

**ATLAS Renewables, LLC
Merci Andrews
P.O. Box 11038
Albany, NY 12211**

- **The Planning Board pulled the aforementioned request from the agenda.**

**2. Bogart-Sinatra Development, LLC
Eric Bogart
6885 Campbell Blvd.
North Tonawanda, NY 14120**

**Re: Site Plan review for construction of (2)
storage buildings (1) 9,450 sf (35' x 270') and
(1) 5,400 sf (20' x 270'), located at 1212 Erie
Avenue**

**Jerod Johnston
4515 Shadige
Newfane, NY 14108**

**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 1212 Erie 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 Heilemann
That the Planning Board hereby finds that there will be no significant environmental impact
for 1212 Erie Avenue and as such declares a Negative Declaration on the SEQR.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Heilemann **SECONDED** by Commissioner Fritschi
That the Planning Board hereby grants approval for Site Plan construction of (2) storage
buildings (1) 9,450 sf (35' x 270') and (1) 5,400 sf (20' x 270') located at 1212 Erie Avenue,
Project No.18-4792.

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

Nays: None (0)

CARRIED.

NEW 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
Buffalo, NY 14207

MOVED by Commissioner Brennan **SECONDED** by Commissioner Loxterman
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 49 Detroit 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 Brennan
That the Planning Board hereby makes no decision on the SEQR for 49 Detroit Street and
tables the aforementioned request to send out to the Niagara County Planning Board for
their non-binding recommendations.

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

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 Fritschi **SECONDED** by Commissioner Brennan
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 871 River Road 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 Fritschi
That the Planning Board hereby makes no decision on the SEQR for 871 River Road and
tables the aforementioned request to send out to the Niagara County Planning Board for
their non-binding recommendations.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
Nays: None (0)
CARRIED.

3. Cityscape Property Management Re: Construction of a new 3 unit residential
Frank Cefalu apartment building with attached garages,
58 Irving Terr. located at 518 East Goundry Street
Buffalo, NY 14223

MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 518 East Goundry 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 makes no decision on the SEQR for 518 East Goundry
Street and tables the aforementioned request to send out to the Niagara County Planning
Board for their non-binding recommendations.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
Nays: None (0)
CARRIED.

4. Cityscape Property Management Re: Construction of a new (1)-3 unit and (1) 4
Frank Cefalu unit apartment building on combined lot,
58 Irving Terr. located at 151 Division Street
Buffalo, NY 14223

MOVED by Commissioner Loxterman 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 Brennan
That the Planning Board hereby makes no decision on the SEQR for 151 Division Street and
tables the aforementioned request to send out to the Niagara County Planning Board for
their non-binding recommendations.

Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding, Jaccarino (7)
Nays: None (0)
CARRIED.

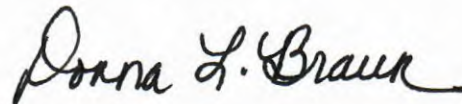
ADJOURNMENT

**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: 6:21 P.M.

Next Meeting: Monday, August 1, 2022 6:00 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Donna L. Braun".

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