

CITY PLANNING COMMISSION

Regular Session

North Tonawanda, New York 14120

Monday, June 6, 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: Assistant City Attorney Nicholas Robinson
Building Inspector Robert C. DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING MAY 2, 2022

**MOVED by Commissioner Loxterman SECONDED by Commissioner Brennan
That the minutes of the meeting held May 2, 2022 be approved as circulated and filed in
the Office of the City Clerk-Treasurer.
CARRIED.**

NEW BUSINESS

**1. 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**

**Advance Design Group
761 Cayuga Street
Lewiston, NY 14092**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board hereby tables the aforementioned request applicant was not present
on time for meeting.**

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 a motion to bring the aforementioned request back
to the table. Applicant arrived at 6:30 PM.**

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 makes no decision on the SEQR and tables the
aforementioned Site Plan review to send out to the Niagara County Planning Board for their
non-binding recommendation.

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

Nays: None (0)

CARRIED.

OLD BUSINESS

1. Frank Cefalu
58 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.

MOVED by Commissioner Harding **SECONDED** by Commissioner Loxterman
That the Planning Board hereby approves the aforementioned Site Plan to Frank Cefalu,
58 Irving Terrace, Buffalo, NY 14223 for 151 Division Street, with a correction on the
SEQR form Part 3, the findings statement should note and be amended to include: There
is the potential for a segmented site plan review. However, the plans for the development
of the remaining area of the single parcel is not immediately foreseeable because of the
applicant's funding availability.

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

Nays: None (0)

CARRIED.

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 Grinnell **SECONDED** by Commissioner Fritschi
That the Planning Board hereby approves Phase II of the Site Plan for 624 River Road,
for construction of approximate 148,000+ sf residential apartment 5-story building.

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

Abstained: Harding (1)

CARRIED.

MOVED by Commissioner Brennan **SECONDED** by Commissioner Loxterman
That the Planning Board hereby approves the final draft with corrections of the North
Tonawanda Planning Commission Rules of Procedure.

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 a motion to send the final draft of the North
Tonawanda Planning Commission Rules of Procedure to the Common Council and Mayor
for final approval.

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

Nays: None (0)

CARRIED.

ADJOURNMENT

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

Time of Adjournment: 6:45 P.M.
Next Meeting: Monday, July 11, 2022 6:00 P.M.

Respectfully submitted,

Donna L. Braun

Donna L. Braun
City Clerk-Treasurer