

**CITY PLANNING COMMISSION**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, January 3, 2022**  
**6:00 P.M.**

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**REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** Chairman Jaccarino  
Commissioners Heilemann, Grinnell, Brennan, Loxterman

**Absent:** Commissioner Fritschi, Building Inspector DePaolo

**Also Present:** Asst. City Attorney Nicholas Robinson

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**APPROVAL OF THE MINUTES OF THE MEETING DECEMBER 6, 2021**

**MOVED** by Commissioner Loxterman **SECONDED** by Commissioner Grinnell  
That the minutes of the meeting held December 6, 2021 be approved as circulated and filed  
in the Office of the City Clerk-Treasurer.  
**CARRIED.**

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**OLD BUSINESS**

**1. Greenman Pedersen, Inc.**  
Ken Zollitsch  
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

James Collins, Sr.  
10025 County Road  
Clarence Center, NY 14032

**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Brennan  
That the Planning Board finds that there will be no significant environmental impact and  
as such declares a Negative Declaration on the SEQR with changes to, B. Government  
Approvals d. to No, e. Niagara County Planning Board, f. to No, h. to Yes – US Corp of  
Engineers. D. Project Details d. *iv* to minimum 8300ft maximum approx. 10,000 sq.ft., f.  
to Yes and h. *v*. to non-applicable. E. Site and Setting of Proposed Action, d. *i* Spruce  
School, h. *v*. to No.

**Ayes:** Heilemann, Brennan, Grinnell, Loxterman, Jaccarino (5)

**Nays:** None (0)

**CARRIED.**

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**MOVED** by Commissioner Grinnell **SECONED** by Commissioner Loxterman  
That the Planning Board advised the applicate to meet with the City Engineer and made a  
motion to have Chairman Jaccarino sign part 3- Full Environmental Impact Form.

**Ayes:** Heilemann, Brennan, Grinnell, Loxterman, Jaccarino (5)

**Nays:** None (0)

**CARRIED.**

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**ADJOURNMENT**

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

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**Time of Adjournment: 6:28 P.M.**

**Next Meeting: Monday, February 7, 2022 6:00 P.M.**

**Respectfully submitted,**



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