CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, March 6, 2023
6:00P.M.

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: **Commissioners Brennan, Harding, Bernas**

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

APPROVAL OF THE MINUTES OF THE MEETING FEBRUARY 6, 2023

MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the minutes of the meeting held February 6, 2023 be approved as circulated and filed in the Office of the City Clerk-Treasurer.
CARRIED.

NEW BUSINESS

1. Jack Winarske
200 Ward Road
North Tonawanda, NY 14120

Re: Minor Subdivision of lot located at 200 Ward Road

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 200 Ward Road and will notify other agencies involved.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the Planning Board finds that there will be no significant environmental impact for 200 Ward Road and as such declares a Negative SEQR with a change to No.5a to Yes, No.5b to Yes, No.6 to Yes, No.8b to Yes, No.10 to No and No.11 to No.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby approves the Minor sub-division of 200 Ward Road. 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, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

OLD BUSINESS

1. Gary Wingrove
   77 Division Street
   North Tonawanda, NY 14120

Re: Minor Subdivision of lot located at 77 Division Street

MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 77 Division Street and will notify other agencies involved.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board finds that there will be no significant environmental impact for 77 Division Street and as such declares a Negative SEQR with a change to No.9 to No, No.10 No and No.11 to No.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby approves the Minor sub-division of 77 Division Street for applicant to sell lot. 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, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

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2. Peak Development Partners, LLC
   Craig Marlatt
   701 Seneca St. Suite 604
   Buffalo, NY 14210

Re: Site Plan review for construction of a 40 unit multi-family residential complex consisting of three, two-story buildings, two 12-unit and one 16-unit with 70 parking spaces, located at 1286-1298 Payne Avenue

MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 1286-1298 Payne Avneue and will notify other agencies involved.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Loxterman SECONDED by Commissioner Heilemann
That the Planning Board finds that there will be no significant environmental impact for 1286-1298 Payne Avenue and as such declares a Negative SEQR.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Jaccarino SECONDED by Commissioner Grinnell
That the Planning Board hereby approves the Site Plan Job# 11766-23 for the construction of a 40 unit multi-family residential complex located at 1286-1298 Payne Avenue with the final sign off from the City Engineer.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

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3. Greenman Pedersen, Inc.
Robyn Ciernia
4950 Genesee Street
Buffalo, NY 14225

Ken Zollitsch
10025 County Road
Clarence Center, NY 14032

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

MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board hereby approves the Site Plan that was submitted on 6/10/2022 for the construction of a 47-lot single family subdivision, located at 1144, 1162 and 1196 Sweeney Street.
Ayes: Heilemann, Grinnell, Loxterman, Jaccarino (4)
Nays: None (0)
CARRIED.

ADJOURNMENT

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

Time of Adjournment: 6:35 P.M.
Next Meeting: Monday, April 3, 2023 6:00 PM

Respectfully submitted,

Donna L. Braun

Donna L. Braun
City Clerk-Treasurer