

**CITY PLANNING COMMISSION  
Regular Session  
North Tonawanda, New York 14120  
Monday, December 4, 2023  
6:00P.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, Harding, Craigie**

**Absent: None**

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

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**APPROVAL OF THE MINUTES OF THE MEETING OCTOBER 2, 2023**

**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell  
That the minutes of the meeting held October 2, 2023 be approved as circulated and  
filed in the Office of the City Clerk-Treasurer.  
CARRIED.**

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**OLD BUSINESS**

**1. Kenneth Zollitsch  
4950 Genesee St, Suite 100  
Buffalo, NY 14225**

**Re: Site Plan review & Minor Subdivision for  
Phase 2 Sweeney Street Subdivision, located  
at 1116, 1146 and 1162 Sweeney Street**

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

**MOVED by Commissioner Heilemann SECONDED by Commissioner Craigie  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR  
for 1116, 1146 and 1162 Sweeney Street and will notify other agencies involved, letters will be  
sent to NYSDEC, NYS OPRHP, US Army Corps of Engineers and Niagara County Planning  
Department.**

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

**Nays: None (0)**

**CARRIED.**

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**NEW BUSINESS**

**1. Alpine Construction, LLC  
Bill Burke  
4727 Camp Road  
Hamburg, NY 14075**

**Re: Site Plan review for Mixed-Use Commercial  
and Residential building, located at 235 River  
Road & 190 Main Street**

**MOVED by Commissioner Loxterman SECONDED by Commissioner Heilemann  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR  
for 235 River Road and 190 Main Street and will notify other agencies involved.**

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

Nays: None (0)  
CARRIED.

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**MOVED** by Commissioner Brennan **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby tables the aforementioned Site Plan to send out the  
Niagara County Planning Commission for their non-binding recommendations.

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

Nays: None (0)

CARRIED.

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**2. Cityscape Property Management, Inc. Re: Site Plan review for construction of a 3 unit  
Frank Cefalu residential apartment building, located at  
58 Irving Terrace 325 Stenzil Street  
Buffalo, NY 14223**

**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Craigie  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR  
for 325 Stenzil Street and will notify other agencies involved.

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

Nays: None (0)

CARRIED.

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**MOVED** by Commissioner Brennan **SECONDED** by Commissioner Loxterman  
That the Planning Board finds that there will be no significant environmental impact for  
325 Stenzil Street and as such declares a Negative Declaration on the SEQR, with a change  
to #8b to Yes.

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

Nays: None (0)

CARRIED.

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**MOVED** by Commissioner Heilemann **SECONDED** by Commissioner Brennan  
That the Planning Board hereby approves the Site Plan #23-295 dated 10/17/2023 for the  
construction of a 3-unit residential apartment building, located at 325 Stenzil Street

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

Nays: None (0)

CARRIED.

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**3. Cityscape Property Management, Inc. Re: Site Plan review for construction of a 5 unit  
Frank Cefalu residential apartment building on combined  
58 Irving Terrace lots, located at 1304 & 1310 Payne Avenue  
Buffalo, NY 14223**

**MOVED** by Commissioner Brennan **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby officially designates themselves as lead agency for said SEQR  
for 1304 and 1310 Payne Avenue and will notify other agencies involved.

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

Nays: None (0)

CARRIED.

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**MOVED** by Commissioner Grinnell **SECONDED** by Commissioner Brennan  
That the Planning Board finds that there will be no significant environmental impact for  
1304 and 1310 Payne Avenue and as such declares a Negative Declaration on the SEQR.

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

Nays: None (0)

CARRIED.

