

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, February 5, 2024
6:10P.M.**

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**

APPROVAL OF THE MINUTES OF THE MEETING DECEMBER 4, 2023

**MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the minutes of the meeting held December 4, 2023 be approved as circulated and
filed in the Office of the City Clerk-Treasurer.
CARRIED.**

DESIGNATION OF PLANNING COMMISSION CHAIRMAN

The City Clerk-Treasurer called for nominations for Chairman of the Planning Commission.

**Commissioner Brennan placed the name of Commissioner Jaccarino in nomination for
Chairman of the Planning Commission, Seconded by Grinnell.**

**There was another nomination from Commissioner Harding to place Commissioner Grinnell
in nomination for Chairman, no Second motion was given.**

**MOVED by Commissioner Brennan SECONDED by Commissioner Grinnell
That the Planning Commission hereby designates Commissioner Thomas Jaccarino as
Chairman of the Planning Commission.**

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

Nays: Harding (1)

CARRIED.

OLD BUSINESS

**1. Alpine Construction, LLC
Bill Burke & Sean Hopkins
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 and review of SEQR
Determination**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Heilemann
That the Planning Board finds that there will be no significant environmental impact for 235
River Road and as such declares a Negative Declaration on the SEQR, with a change to D2
Project Operations – d. iii to Yes. The City Planning Board also recommended the Project be
referred to the Historic Preservation. Commissioner Harding recused herself from the
conversation on the project and left the meeting.**

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie, Jaccarino

(6)

Nays: None

(0)

CARRIED.

2. 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 and
review of SEQR Determination

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

MOVED by Commissioner Heilemann SECONDED by Commissioner Grinnell
That the Planning Board hereby finds that there will be no significant environmental
impact for 1116, 1146 and 1162 Sweeney Street and as such declares a Negative
Declaration on the SEQR. The City Planning Board requested a report from the DEC
confirming no wetland permit is required, and provide a verification of determination
from the Army Corp. of Engineer (Justification Letter).

Ayes: Heilemann, Brennan, Grinnell, Loxterman, Craigie, Jaccarino

(6)

Nays: None

(0)

CARRIED.

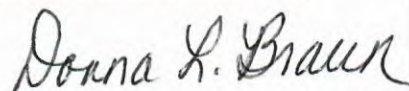
ADJOURNMENT

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

Time of Adjournment: 7:12 P.M.

Next Meeting: Monday, March 4, 2024 6:00 PM

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer