

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, February 3, 2025
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Jaccarino
Commissioners Grinnell, Loxterman, Craigie, Kuebler, Porto**

Absent: Commissioner Brennan

**Also Present: Assistant City Attorney Mario Gregori
Building Inspector Robert DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING NOVEMBER 2, 2024

**MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
That the minutes of the meeting held November 2, 2024 be approved as circulated and
filed in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

1. Alliance Homes Aaron Romanewski 4727 Camp Road Hamburg, NY 14075	Re: Site Plan review for Mixed-Use commercial and Residential building, located at 235 River Road
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**MOVED by Commissioner Jaccarino SECONDED by Commissioner Grinnell
That the Planning Board hereby approves the revised site plan submitted to the board
dated February 3, 2025, from Alliance Homes for the development of 235 River Road,
subject to final approval from the City Engineer and all pertinent City, State and County
Agencies. The Board would like the Landscape Plan resubmitted to the clerk's office to
distribute to the board members.**

Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)

Nays: None (0)

CARRIED.

2. Bogart – Sinatra Development 165 Stahl Rd Getzville, NY 14088	Re: Site Plan review to construct new storage facility and building additions located at 1212 Erie Ave
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**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the Planning Board finds that there will be no significant environmental impact for 1212
Erie Avenue and as such declares a Negative Declaration on the SEQR with a change No.13b to
state: this site may be located within a NYS regulated wetland; specifically, Freshwater Wetland
TE-41 and No.20 to No.**

Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Jaccarino **SECONDED** by Commissioner Grinnell
That the Planning Board hereby approves the site plan project# 24-1010 submitted to the board from Bogart-Sinatra Development to construct a new storage facility and building additions located at 1212 Erie Avenue, subject to the condition recommended by the NT Fire Department to place a Fire Hydrant at the rear building.
Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.

NEW BUSINESS

1. Deanna Miller **Re: Minor Subdivision to extend property line**
727 Ruie Road **of 727 Ruie Rd to the north line of 729 Ruie**
North Tonawanda, NY 14120 **making them into two parcels**

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Craigie
That the Planning Board hereby officially designates themselves as lead agency for said SEQR for 727 & 729 Ruie Road and will notify other agencies involved.
Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.

MOVED by Commissioner Grinnell **SECONDED** by Commissioner Kuebler
That the Planning Board finds that there will be no significant environmental impact for 727 & 729 Ruie Road and as such declares a Negative Declaration on the SEQR with a change to No.14 to Suburban.
Ayes: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.

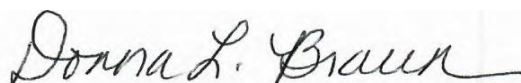
MOVED by Commissioner Grinnell **SECONDED** by Commissioner Craigie
That the Planning Board hereby approves the Minor sub-division of 727 Ruie Road, with a letter from the owners of 729 Ruie Road presented to the Building Inspectors Office. The request is contingent that the applicant provide new surveys 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: Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (6)
Nays: None (0)
CARRIED.

ADJOURNMENT

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

Time of Adjournment: 6:58 P.M.
Next Meeting: Monday, March 3, 2025 6:00 PM

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer