

**CITY PLANNING COMMISSION**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, September 8, 2025**  
**6:00P.M.**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**Absent: None**

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

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**APPROVAL OF THE MINUTES OF THE MEETING AUGUST 4, 2025**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Brennan**  
**That the minutes of the meeting held August 4, 2025 be approved as circulated and filed**  
**in the Office of the City Clerk-Treasurer.**  
**CARRIED.**

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**OLD BUSINESS**

<b>1. Nor-Ton Red Jacket Club, Inc.</b>	<b>Re: Site Plan review for a 10' x 10' bathroom and</b>
<b>Karl Heilemann</b>	<b>16' x 10' storage room to existing building,</b>
<b>1601 Sweeney Street</b>	<b>located at 1601 Sweeney Street</b>
<b>North Tonawanda, NY 14120</b>	

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Kuebler**  
**That the Planning Board finds that there will be no significant environmental impact for**  
**1601 Sweeney Street and as such declares a Negative Declaration on the SEQR**  
**Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino      (7)**  
**Nays: None      (0)**  
**CARRIED.**

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**MOVED by Commissioner Grinnell      SECONDED by Commissioner Loxterman**  
**That the Planning Board hereby approves the submitted site plan for a 10' x 10' bathroom**  
**and 16' x 10' storage room to existing building, located at 1601 Sweeney Street.**  
**Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino      (7)**  
**Nays: None      (0)**  
**CARRIED.**

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**NEW BUSINESS**

<b>1. Walmart Stores, Inc.</b>	<b>Re: Site Plan review for a proposed 6,448 sq. ft.</b>
<b>2608 SE J Street</b>	<b>addition at the west rear side of the existing</b>
<b>Bentonville, AR 72716</b>	<b>building, located at 886 Niagara Falls Blvd.</b>

Chase Kraemer, P.E.  
280 E. Broad Street, Suite 200  
Rochester, NY 14604

**MOVED** by Commissioner Grinnell      **SECONDED** by Commissioner Brennan  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 886 Niagara Falls Blvd. and will notify other agencies involved.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)  
Nays: None (0)  
**CARRIED.**

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**MOVED** by Commissioner Grinnell      **SECONDED** by Commissioner Craigie  
That the Planning Board hereby tables the aforementioned request to send out to the  
Niagara County Planning Board for their non-binding recommendations, and  
Department Heads.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)  
Nays: None (0)  
**CARRIED.**

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**2. Russ Zhushua**      **Re: Minor Sub-Division of 1.3 acre residential**  
**93 Elmhurst Pl. Apt.1**      **parcel into 2 separate lots, located at 342**  
**Buffalo, NY 14216**      **Zimmerman Street**

**MOVED** by Commissioner Brennan      **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby officially designates themselves as lead agency for said  
SEQR for 342 Zimmerman Street and will notify other agencies involved.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)  
Nays: None (0)  
**CARRIED.**

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**MOVED** by Commissioner Grinnell      **SECONDED** by Commissioner Loxterman  
That the Planning Board finds that there will be no significant environmental impact for  
342 Zimmerman Street and as such declares a Negative Declaration on the SEQR.  
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)  
Nays: None (0)  
**CARRIED.**

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**MOVED** by Commissioner Craigie      **SECONDED** by Commissioner Grinnell  
That the Planning Board hereby approves the Minor sub-division of 342 Zimmerman  
Street, according to the most recent survey Job No.: 9154, dated April 2, 2025, that was  
submitted to the Clerk's Office. The sub-division is contingent on providing new surveys  
for each parcel to the Clerk's Office. The owner is responsible for filing 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: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)  
Nays: None (0)  
**CARRIED.**

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## **ADJOURNMENT**

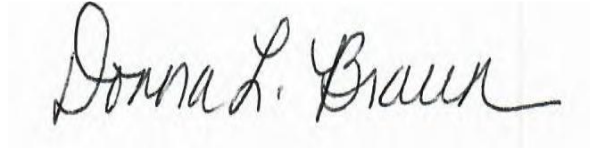
**MOVED** by Commissioner Loxterman      **SECONDED** by Commissioner Grinnell  
That this regular session of the City Planning Commission be and hereby is adjourned.  
**CARRIED.**

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**Time of Adjournment: 6:34 P.M.**

**Next Meeting: Monday, October 6, 2025, 6:00 PM**

**Respectfully submitted,**

A handwritten signature in black ink that reads "Donna L. Braun". The signature is written in a cursive style with a long horizontal flourish at the end.

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