CITY PLANNING COMMISSION

Regular Session North Tonawanda, New York 14120 Monday, October 6, 2025 6:00P.M.

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

APPROVAL OF THE MINUTES OF THE MEETING SEPTEMBER 8, 2025

MOVED by Commissioner Brennan SECONDED by Commissioner Grinnell That the minutes of the meeting held September 8, 2025 be approved as circulated and filed in the Office of the City Clerk-Treasurer. CARRIED.

OLD BUSINESS

1. Kenneth Zollitsch 4950 Genesee St, Suite 100 Buffalo, NY 14225 Re: Revised Site Plan review for Phase 2 Sweeney Street Subdivision, located at 1144, 1162, 1196 Sweeney Street

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

MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan That the Planning Board hereby conditionally approves the revised Site Plan for Phase 2 Sweeney Street Subdivision, located at 11440 1162 and 1196 Sweeney Street dated September 24, 2025, upon review from the City Engineer including the grading/ drainage install.

Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, Jaccarino (7)

Nays: None (0)

CARRIED.

NEW BUSINESS

1. Sky Mid City LLC 10101 Fondren Rd. Houston, TX 77096 Re: Site Plan review to install one (1) Drive-Up ATM within an existing parking lot, located at 953 Payne Avenue

Bradford Petrick, PE 902 Main St., Suite #204A Belmar, NJ 07719

MOVED by Commissioner Craigie SECONDED by Commissioner That the Planning Board hereby officially designates themselves SEQR for 953 Payne Avenue and will notify other agencies involved.	as lead agency for said
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None CARRIED.	
MOVED by Commissioner Grinnell SECONDED by Commissioner That the Planning Board hereby finds that there will be no si impact for 953 Pane Avenue and as such declares a Negative D with a change to #1 to No.	ignificant environmental
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None CARRIED.	accarino (7) (0)
MOVED by Commissioner Jaccarino SECONDED by Commissioner That the Planning Board hereby approves the Site Plan for one (existing parking lot, located at 953 Payne Avenue, Project ID: NY	(1) Drive-Up ATM within an C-240208 dated 09/17/2025.
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None CARRIED.	accarino (7) (0)
	expand the church foyer located at 1001 E. Robinson
MOVED by Commissioner Grinnell SECONDED by Commissioner That the Planning Board hereby officially designates themselves SEQR for 1001 E. Robinson Street and will notify other agencies	as lead agency for said
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None CARRIED.	
MOVED by Commissioner Grinnell SECONDED by Commissioner That the Planning Board finds that there will be no significant en 1001 E. Robinson Street and as such declares a Negative Declara	-
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None CARRIED.	
MOVED by Commissioner Grinnell SECONDED by Commissioner That the Planning Board hereby approves Site Plan to expansion kitchen area, located at 1001 E. Robinson Street, Project #25-07	d the church foyer and
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto, J Nays: None 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: 6:40 P.M.

Next Meeting: Monday, November 3, 2025, 6:00 PM

Respectfully submitted,

Donna L. Braun

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City Clerk-Treasurer