

**CITY PLANNING COMMISSION**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, November 3, 2025**  
**6:04P.M.**

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

## PLEDGE OF ALLEGIANCE

## ROLL CALL

**Present: Chairman Jaccarino**  
**Commissioners Grinnell, Loxterman, Porto-Osborn**

**Absent: Commissioner Brennan, Craigie, Kuebler**

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

**APPROVAL OF THE MINUTES OF THE MEETING OCTOBER 6, 2025**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Loxterman**  
**That the minutes of the meeting held October 6, 2025 be approved as circulated and**  
**filed in the Office of the City Clerk-Treasurer.**  
**CARRIED.**

## OLD BUSINESS

**1. Walmart Stores, Inc.**  
**2608 SE J Street**  
**Bentonville, AR 72716**

**Re: Site Plan review for a proposed 6,448 sq. ft. addition at the west rear side of the existing building, located at 886 Niagara Falls Blvd.**

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

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Porto-Osborn**  
**That the Planning Board hereby finds that there will be no significant environmental**  
**impact for 886 Niagara Falls Blvd. and as such declares a Negative Declaration on the**  
**SEQR.**

(4)

(0)

**CARRIED.**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Porto-Osborn**  
**That the Planning Board hereby approves site plan Project #24012674A dated 08/04/2025, from**  
**Walmart Stores, Inc for a proposed 6,448 sq. ft. addition at the west rear side of the existing**  
**building, located at 886 Niagara Falls Blvd. as submitted.**

(4)

(0)

**CARRIED.**

**NEW BUSINESS**

**1. Lumber City Development  
500 Wheatfield Street  
North Tonawanda, NY 14120**

**Re: Approval of the Adoption of the City of North  
Tonawanda 2025 Comprehensive Plan**

**MOVED by Commissioner Grinnell      SECONDED by Commissioner Loxterman  
That the Planning Commission hereby approves the 2025 Comprehensive Plan for the City  
of North Tonawanda and submits it to the Common Council for their adoption.**

**Ayes: Grinnell, Loxterman, Porto-Osborn, Jaccarino**

**(4)**

**Nays: None**

**(0)**

**CARRIED.**

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**ADJOURNMENT**

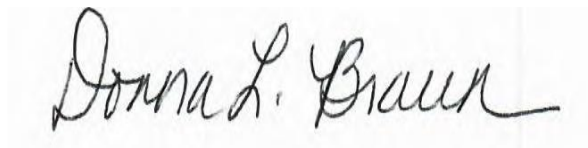
**MOVED by Commissioner Grinnell      SECONDED by Commissioner Porto-Osborn  
That this regular session of the City Planning Commission be and hereby is adjourned.  
CARRIED.**

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**Time of Adjournment: 6:10 P.M.**

**Next Meeting: Monday, December 1, 2025, 6:00 PM**

**Respectfully submitted,**

A handwritten signature in black ink that reads "Donna L. Braun". The signature is written in a cursive, flowing style.

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