

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, October 3, 2022
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY COMMISSIONER GRINNELL

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding

Absent: Chairman Jaccarino

**Also Present: City Attorney Edward Zebulske III
Building Inspector Robert DePaolo**

APPROVAL OF THE MINUTES OF THE MEETING SEPTEMBER 12, 2022

MOVED by Commissioner Loxterman SECONDED by Commissioner Fritschi
That the minutes of the meeting held September 12, 2022 be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.

NEW BUSINESS

**1. Frank Kovacs
Shannon Global Energy Solutions
75 Main Street
North Tonawanda, NY 14120**

**Re: Site Plan review for construction of a
+/- 2,816 s.f. Commercial Office and Storage
Building located at 82 Columbia Street**

**David Wyler
183 Bathurst Drive
Tonawanda, NY 14150**

MOVED by Commissioner Brennan SECONDED by Commissioner Fritschi
That the Planning Board hereby officially designates themselves as lead agency for said
SEQR for 82 Columbia Street and will notify other agencies involved.
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding **(6)**
Nays: None **(0)**
CARRIED.

MOVED by Commissioner Loxterman SECONDED by Commissioner Brennan
That the Planning Board finds that there will be no significant environmental impact for 82
Columbia Street and as such declares a Negative Declaration on the SEQR
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding **(6)**
Nays: None **(0)**
CARRIED.

MOVED by Commissioner Harding **SECONDED** by Commissioner Loxterman
The Planning Commission approves the project Job No. 2022-033 at 75 Main Street with the modification of moving the building one foot to make it 5 feet off the property line.
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding (6)
Nays: None (0)
CARRIED.

2. Ron Cozzi **Re: Site Plan review for an approximate 3,174 s.f.**
954 Oliver Street **metal building addition to rear of existing**
North Tonawanda, NY 14120 **building, located at 958 Oliver Street**

Jason Bennett
Ashwood Architectural
958 Niagara Falls Blvd.
North Tonawanda, NY 14120

MOVED by Commissioner Fritschi **SECONDED** by Commissioner Brennan
The Planning Commission hereby approves the project Job No. 22-3494 for 958 Oliver Street to build a 3,174 s.f. metal building addition. Zoning Board of Appeals is the lead agency on the project and also declared a Negative Declaration on the SEQR at their September 19th, 2022 meeting.
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding (6)
Nays: None (0)
CARRIED.

3. Marathon Engineering **Re: Minor Subdivision of parcel into two (2)**
Colle Papasergi **2,200 sf restaurants with drive thrus, located**
840 Handshaw Road Suite 6 **at 866 Niagara Falls Blvd.**
Ithaca, NY 14850

MOVED by Commissioner Brennan **SECONDED** by Commissioner Fritschi
The Planning Commission hereby approves Job No. 1242-21 the minor Subdivision at 866 Niagara Falls Blvd. 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: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding (6)
Nays: None (0)
CARRIED.

Motion was brought forward by Commissioner Harding:

Moved by Commissioner Harding **Seconded** by Commissioner Fritschi
Motion that on this date, the North Tonawanda City Planning Commission formally acknowledges that the City Attorney has confirmed, according to General City law Statues, there must be a public hearing held on the final plan submittal for the Construction of a 47-lot single family subdivision located at 1144 Sweeney, 1162 and 1196 Sweeney Street.
Ayes: Heilemann, Brennan, Grinnell, Fritschi, Loxterman, Harding (6)
Nays: None (0)
CARRIED.

ADJOURNMENT

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

Time of Adjournment: 6:18 P.M.

Next Meeting: Monday, November 7, 2022 6:00 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Donna L. Braun". The signature is written in black ink and has a fluid, connected style.

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