

**CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, August 3, 2026
6:00P.M.**

REGULAR SESSION CALLED TO ORDER BY CHAIRMAN JACCARINO

PLEDGE OF ALLEGIANCE

ROLL CALL

**Present: Chairman Jaccarino
Commissioner Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn**

Absent: None

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

APPROVAL OF THE MINUTES OF THE MEETING JULY 6, 2026

**MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the minutes of the meeting held July 6, 2026, be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.**

OLD BUSINESS

**1. DLV Properties LLC
10151 Main Street
Clarence, NY 14031**

**Re: Revised Site Plan approval for construction of
a 4-story residential apartment building &
10-unit detached garages, located at
78 Bridge Street**

**Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221**

**MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board finds that there will be no significant environmental impact for 78
Bridge Street and as such declares a Negative declaration on the SEQR with the changes
that were addressed at the July & August meeting.
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (7)
Nays: None (0)
CARRIED.**

**MOVED by Commissioner Jaccarino SECONDED by Commissioner Grinnell
That the Planning Board hereby approves revised site plan SA JOB #24072.03 dated 6/4/2026 to
construct a 4-story residential apartment building & 10-unit detached garages located at 78
Bridge Street as submitted with the following provisions: 1. Property issue on the SE Corner be
resolved between the Assessor & City Attorney and 2. Resolve the Bio-Retention in the
Southeast corner.
Ayes: Brennan, Grinnell, Loxterman, Craigie, Kuebler, Porto-Osborn, Jaccarino (7)
Nays: None (0)
CARRIED.**

NEW BUSINESS

1. Igor Dumin
93 Elmhurst Pl
Buffalo, NY 14216

Vadim Fedorishin, AIA
5677 S. Transit Rd. Suite 270
Lockport, NY 14094

Re: Site Plan approval to construct four (4)
individual units approximately 1,100 to 1500
sq ft with 2-3 bedrooms, located at 342
Zimmerman Street

MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
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-Osborn, Jaccarino (7)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie
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 with changes to
#13 to No and #17b. to No.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Kuebler SECONDED by Commissioner Grinnell
That the Planning Board hereby approves site plan Project #26-06 dated 7/22/2026 as drawn to
construct four (4) individual units approximates 1,000 to 1,500 sq. ft. with 2-3 bedrooms, with
single driveways – 14ft wide, fence buffer between adjacent properties and no landscaping is
required, located at 342 Zimmerman Street.

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

Nays: None (0)

CARRIED.

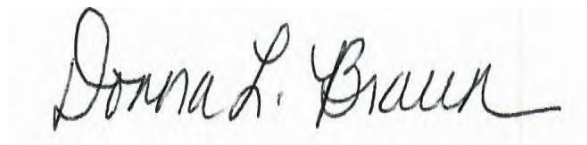
ADJOURNMENT

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

Time of Adjournment: 6:55 P.M.

Next Meeting: Monday, September 14, 2026, 6:00 PM

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer