

CITY PLANNING COMMISSION
Regular Session
North Tonawanda, New York 14120
Monday, September 14, 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, Porto-Osborn

Absent: Commissioner Kuebler

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

APPROVAL OF THE MINUTES OF THE MEETING AUGUST 3, 2026

MOVED by Commissioner Loxterman SECONDED by Commissioner Grinnell
That the minutes of the meeting held August 3, 2026, be approved as circulated and filed
in the Office of the City Clerk-Treasurer.
CARRIED.

NEW BUSINESS

1. Karen Strzyz
1102 Niagara Falls Blvd
North Tonawanda, NY 14120

**Re: Minor Sub-division of property located at
1086, 1102 & 1106 Niagara Falls Blvd.**

MOVED by Commissioner Grinnell SECONDED by Commissioner Brennan
That the Planning Board hereby officially designates themselves as lead agency for said SEQR
for 1086, 1102 & 1106 Niagara Falls Blvd. and will notify other agencies involved.

Ayes: Brennan, Grinnell, Loxterman, Craigie, Porto-Osborn, Jaccarino	(6)
Nays: None	(0)

CARRIED.

[illegible][illegible]

CARRIED.

2. Bohler Engineering NY, PLLC
Randy Bohler
70 Linden Oaks, Third Floor
Rochester, NY 14626

**Re: Site Plan Approval to redevelop parcel located
at 886 Niagara Falls Blvd. for construction
of a convenient store with 10 MPD fuel pumps**

Walmart Inc.
Frank Rojas
814 Respect Drive
Bentonville, AR 72716

MOVED by Commissioner Grinnell SECONDED by Commissioner Craigie
**That the Planning Board hereby tables the aforementioned request to send out the Niagara
County Planning Board for their non-binding recommendations. Applicant will have to submit
a Long SEQR for next meeting.**

Ayes: Brennan, Grinnell, Loxterman, Craigie, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

3. IDEK, LLC
Mike Hacıkyan
80 Thompson Street
North Tonawanda, NY 14120

**Re: Site Plan Approval for the construction of two
(2) 12,000 sf high-bay lease buildings with 24
total units, located at 59 Thompson Street**

Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

MOVED by Commissioner Loxterman SECONDED by Commissioner Brennan
**That the Planning Board hereby officially designates themselves as lead agency for said SEQR
for 59 Thompson Street and will notify other agencies involved.**

Ayes: Brennan, Grinnell, Loxterman, Craigie, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Grinnell SECONDED by Commissioner Loxterman
**That the Planning Board finds that there will be no significant environmental impact for 59
Thompson Street and as such declares a Negative Declaration on the SEQR.**

Ayes: Brennan, Grinnell, Loxterman, Craigie, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

MOVED by Commissioner Jaccarino SECONDED by Commissioner Brennan
**That the Planning Board hereby approved Job No. M-2615 dated August 28, 2026, located
at 59 Thompson Street as presented, contingent on the opinion of the City Engineer and
other pertinent Department Heads.**

Ayes: Brennan, Grinnell, Loxterman, Craigie, Porto-Osborn, Jaccarino (6)

Nays: None (0)

CARRIED.

**** The Planning Board Received and Filed the letter of Resignation from Commissioner
Kenneth Brennan effective September 17, 2026 ****

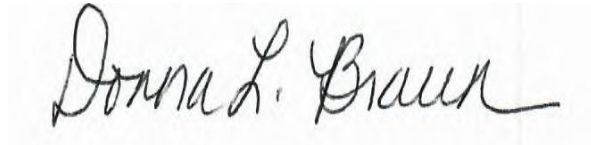
ADJOURNMENT

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

Time of Adjournment: 6:33 P.M.

Next Meeting: Monday, October 5, 2026, 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**