

**OFFICIAL MINUTES
NIAGARA FALLS PLANNING BOARD
September 13, 2017**

A regular meeting of the Niagara Falls Planning Board was held Wednesday, September 13, 2017, at 6:06 PM, in Council Chambers, City Hall, 745 Main Street, Niagara Falls, New York.

PRESENT:

Willie Dunn-late
Robert Kazeangin
Michael Murphy
Earl Smeal
Joyce Williams
Richard Smith
Charles MacDougall
Tony Palmer

ALSO:

Thomas DeSantis
James Bragg
Michelle Shaughnessy

EXCUSED: Timothy Polka

APPROVAL OF AGENDA

A motion to approve the Agenda was made by Mr. Smith, and seconded by Ms. Williams.
Unanimously Approved.

APPROVAL OF MINUTES

Motion to Approve the Minutes for the meeting dated 7/26/17, with a correction regarding the spelling of the word "Lighting," was made by Mr. Smith, and seconded by Mr. Murphy. **Unanimously Approved.**

Motion to Approve minutes dated 8/9/17 was made by Mr. Kazeangin and seconded by Mr. Smith.
Unanimously Approved.

PUBLIC PARTICIPATION

None

ACTION ITEMS

1) Site Plan Review: 10158 Niagara Falls BLV (SBL# 146.19-3-16(C3))

Proposal by Larry Van, Vann advertising, to erect a two sided 10' high x 36' wide digital billboard. Sign structure will be a single pole design and 35' from the ground to bottom of the sign.

Mr. Bragg stated that Mr. Vann was currently in Ontario Canada so he could not attend this Planning Board Meeting. Mr. Bragg stated this Item made it onto the Agenda, although could be considered Level 1, due to Landscaping Condition. In order to bring the Site up to compliance, a Landscaping Condition needs to be added. Mr. Bragg felt that planters along NF Blvd could work, as free planting would be killed off by winter salt. Mr. Bragg stated that Mr. Vann has agreed to this, however has only agreed to 3 planters for the 100ft length of the site. The Board felt this was not enough for this Site and would like to work out specifics with Mr. Vann, such as number, up keep, and also landscaping for all sides of the property. Due to these items needing to be addressed and Mr. Vann not being present, the Board has decided to table this Agenda Item for a future Planning Board meeting when Mr. Vann can attend.

Motion to Table this Agenda Item was made by Mr. Murphy and seconded by Mr. Smith.

POLLED VOTE

Mr. Dunn	Late
Mr. Kazeangin	Yes

Mr. McDougall	Yes
Mr. Murphy	Yes
Mr. Smith	Yes
Mr. Smeal	Yes
Ms. Williams	Yes
Mr. Palmer	Yes
TABELED	Unanimously Approved

2) Recommendation To City Council: Encroachment on Real property located at: 2749-Lockport Road, SBL#144.08-1-1 (I2)

Proposal by Craig Johnson, Law Department, to allow Encroachment at 2749 Lockport Road by Severson Environmental Services INC. for the use of a “ Turn Off” to accommodate traffic.

Mr. Smith stated he drove past this site and he could see why this encroachment is needed. Only suggestion was maybe a limited parking time sign so area is only used for quick deliveries. Mr. DeSantis stated no need to add this condition, as no one will enforce it.

Mr. Smeal asked if a specific condition be added to the recommendation protecting pedestrians? Mr. DeSantis answered, yes. Mr. DeSantis suggested that a condition be added stating *the petitioner’s use of the 15’ area between the property line and the curb line shall not impede safe use by pedestrians.*

Motion to Recommend to City Council with the specific condition stating that *the petitioner’s use of the 15’ area between the property line and the curb line shall not impede safe use by pedestrians* was made by Mr. Smith, and seconded by Mr. Murphy.

POLLED VOTE

Mr. Dunn	Yes
Mr. Kazeangin	Yes
Mr. McDougall	Yes
Mr. Murphy	Yes
Mr. Smith	Yes
Mr. Smeal	Yes
Ms. Williams	Yes
Mr. Palmer	Yes
Approved	Unanimously Approved

3) Recommendation to City Council: Disposition of City-Owned Real Property located at: 1127-Cleveland Avenue, SBL# 144.55-1-7 (R2-B)

Proposal from Thomas O’Donnell, Law Department, to sell property to Andrew and Karen Spragge. Mr. and Mrs. Spagge are offering the sum of \$6,500.00 for the property, as is. Mr. and Mrs. Spragge intend to reside at property, as their residence for at least five years.

Mr. Kazeangin just wants a specific condition be added to the resolution to clearly state that the “Purchaser must reside at this residence for five years.”

Motion to Recommend to City Council with the specific condition of sale that the Purchaser must reside at the property address for a minimum of five-years, was made by Mr. Smith, and seconded by Mr. MacDougall.

POLLED VOTE

Mr. Dunn	Yes
Mr. Kazeangin	Yes
Mr. MacDougall	Yes

Mr. Murphy	Yes
Mr. Smeal	Yes
Ms. Williams	Yes
Mr. Smith	Yes
Mr. Palmer	Yes
Approved	Unanimously Approved

NEW BUSINESS

None

COMMUNICATIONS

None

PLANNING REPORT

None

ADJOURN

Motion to adjourn meeting was made by Mr. Smith, and seconded by Ms. Williams. The meeting was duly adjourned at 6:37 P.M.