

**OFFICIAL MINUTES  
NIAGARA FALLS PLANNING BOARD  
JUNE 5TH, 2019**

A regular meeting of the Niagara Falls Planning Board was held Wednesday, June 5th, 2019, at 6:00 PM, in Council Chambers, City Hall, 745 Main Street, Niagara Falls, New York.

**PRESENT:**

Tony Palmer  
Charles MacDougall  
Michael Murphy  
Joyce Williams  
Timothy Polka  
Peter Heuer

**EXCUSED:**

Robert Kazeangin

**ABSENT:**

William Dunn

**ALSO:**

James Bragg  
Michelle Shaughnessy

**APPROVAL OF AGENDA**

A motion to approve the Agenda was made by Mr. Polka, and seconded by Mr. MacDougall  
**Unanimously Approved.**

**APPROVAL OF MINUTES**

Motion to Approve the Minutes for the meeting dated 5/22/19 was made Mr. Murphy, and seconded by Mr. Polka.

**Unanimously Approved**

**ACTION ITEMS:**

**1) Site Plan Review: 8116 West Rivershore Drive (161.17-3-5 (R1-B): Install 4 ft. high black chain link fence on eastside of property-**

Mr. Furman stated that he would like to install a 4ft black chain link fence on eastside of his property to keep his dog in the yard and others off his property.

Board Members had no questions.

- 1) **Environmental Assessment (SEQR):** The Planning Board hereby accepts and adopts the findings of the SEQRA review, finalized and dated June 06, 2016.
- 2) **Compliance:** Comply with all applicable State and local building, safety, and health codes. Deviation from or non-compliance with any conditions of this Site Plan approval, shall render this approval null and void
- 3) **Expiry Date:** Applicant shall act to implement and substantially complete the proposed action, as approved, within 18 months from the date of approval. Failure to substantially complete the proposed action shall render this Site Plan Approval null and void unless the Planning Board grants an extension.
- 4) **Screening:** Fence to be located between house and river shall be a decorative fencing material. The fence is not located within a flood zone and the applicant has approval and consent from adjacent neighbor for a fence with a solid design.

- 5) **Landscaping:** Requirement is for one tree (1 per 50' frontage or part thereof); existing landscaping shall be accepted as fulfilling this requirement.

Motion to Approve Site Plan was made by Mr. MacDougall, and seconded by Mr. Polka.

**POLLED VOTE**

Mr. MacDougall	Yes	Ms. Williams	Yes
Mr. Heuer	Yes	Mr. Murphy	Yes
Mr. Polka	Yes	Mr. Palmer	Yes
<b>Approved Unanimously</b>			

**2) Site Plan Review: 8060 West Riverside Drive (173.08-1-21 (R1-B): replace existing 6ft. X 8ft. garden shed with vinyl 10 ft. X12 ft. garden shed.**

Mr. Mocerri stated that he wanted to replace existing garden shed with slightly larger one (in same location) for storage of lawn furniture, kayaks, etc.

Mr. Polka asked if the structure was going to be composed of wood and what was the height of the walls. Mr. Mocerri stated that it would be composed of wood then vinyl sided, walls would be 7ft. high.

- 1) **Environmental Assessment (SEQR):** The Planning Board hereby accepts and adopts the findings of the SEQRA review, finalized and dated May 30 2019.
- 2) **Compliance:** Comply with all applicable State and local building, safety, and health codes. Deviation from or non-compliance with any conditions of this Site Plan approval, shall render this approval null and void
- 3) **Expiry Date:** Applicant shall act to implement and substantially complete the proposed action, as approved, within 18 months from the date of approval. Failure to substantially complete the proposed action shall render this Site Plan Approval null and void unless the Planning Board grants an extension.
- 4) **Storage:** Outside storage of materials shall be screened from view and shall comply with Section 738.08 of the Codified Ordinances.
- 5) **Landscaping:** The existing landscaping meets the requirements of Chapter 1322 Landscaping, Screening and Buffer Regulations.
- 6) **Flood Zone:** The proposed development is located within the Floodplain and as such will necessitate a Floodplain Development Permit. The Shed is to be constructed according to applicable laws for floodplain development. Specifically, the structure is to be bolted to the existing concrete slab and providing at least 2 openings on opposite side of the shed near the floor totaling 120 square inches

Motion to Approve Site Plan made by Mr. Murphy and seconded by Mr. Polka.

**POLLED VOTE**

Mr. MacDougall	Yes	Ms. Williams	Yes
Mr. Heuer	Yes	Mr. Murphy	Yes
Mr. Polka	Yes	Mr. Palmer	Yes
<b>Approved Unanimously</b>			

**NEW BUSINESS -NONE**

**OLD BUSINESS – NONE**

**COMMUNICATIONS- NONE**

**PLANNING REPORT-** Mr. Bragg stated that in the upcoming Planning Board meeting the Merani Group would be bringing in a Site Plan for a mixed used project at 402/430 Buffalo Avenue. More details to come as proper Site Plans are submitted.

**ADJOURN**

Motion to adjourn meeting was made by Mr. Polka and seconded by Mr. Murphy. The meeting was duly adjourned at 6:12 P.M.