

Official Minutes
City of Niagara Falls Planning Board
05-18-22

A regular meeting of the City of Niagara Falls Planning Board was held on Wednesday, 18th at 6:00PM in Council Chambers, City Hall, 745 Main Street, Niagara Falls, NY.

CALL TO ORDER & ROLL CALL

BOARD MEMBERS PRESENT:

Tony Palmer
Joseph Giaquinto
Charles MacDougall
Timothy Polka
Ken Nossavage
Joyce Williams
Ryan Dallavia

STAFF PRESENT:

Eric Cooper, Director of Planning
Josh Greene, Environmental Planner
Sarina Deacon, Planning Clerk

BOARD MEMBERS EXCUSED:

Shurron Cowart
Joseph Sarkees

ATTENDEES:

Kevin Ormsby

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA – FOR THIS MEETING

A motion to approve the agenda was made by MR. POLKA and seconded by MR. GIAQUINTO

MOTION: UNANIMOUSLY APPROVED

APPROVAL OF MINUTES FROM 2022-05-04

A motion to approve the meeting minutes was made by MR. MACDOUGALL and seconded by MR. DALLAVIA

MOTION: UNANIMOUSLY APPROVED

PUBLIC PARTICIPATION

There was no public participation.

PUBLIC HEARING

There was no public hearing.

ACTION ITEMS

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1. Level Two Site Plan Review: Applicant and owner Kevin J. Ormsby is seeking approval to construct a six foot tall vinyl fence around his property at 8647 Griffon Avenue (SBL: 161.78-1-55).

Mr. Ormsby, the applicant, explained his project. He stated the fence would be 96 feet long and six feet tall. MR. ORMSBY stated 84 feet of the fence would be located on the east side of his backyard and 11 feet of fence and gate would be located on the west side of his backyard. He passed around photos of the fence to show the members. MR. ORMSBY stated Total Fencing would be doing the work and they were familiar with the landscape of Cayuga Island. He stated the project would not affect utilities or traffic. MR. ORMSBY stated his project would be in accord with building codes and the Planning Departments directives.

MR. POLKA asked how much space had to be underneath the fence to meet the floor requirements since the project was taking place in a flood zone.

MR. GREENE stated there was no specific requirement other that enough space must be allowed for equalized hydrostatic flow on both sides. MR. ORMSBY pointed out there was at least a four inch gap under his fence. MR. GREENE stated the gap was sufficient.

CHAIRPERSON PALMER asked if the Planning Board could grant a waiver for the project to be approved. MR. COOPER stated that typically for Level Two Site Plans, there would have to be plans drawn up by an architect with proper dimensions but that the code allows the Planning Board the ability to grant waivers. CHAIRPERSON PALMER wondered out loud if the applicant could draw a sketch of his fence project. MR. POLKA stated that multiple sketches were included in the packet. CHAIRPERSON PALMER stated the sketches would be enough for the Site Plan.

A motion to approve the construction was made by MR. GIAQUINTO and seconded by MR. POLKA.

MR. GIAQUINTO:	YES
MR. MACDOUGALL	YES
MR. POLKA	YES
MS. WILLIAMS	YES
MR. DALLAVIA	YES
MR. NOSSAVAGE	YES
CHAIRPERSON PALMER	YES

MOTION: UNANIMOUSLY APPROVED

CHAIRPERSON PALMER asked if the applicant had looked over the Conditions. MR. COOPER handed them to the applicant to look over. MR. COOPER stated the Conditions were standard.

OLD BUSINESS

There was no old business.

NEW BUSINESS

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There was no new business.

PLANNING REPORT / COMMUNICATIONS

MR. COOPER stated he would provide a more detailed Planning Report at the next meeting. MR. POLKA asked if MR. COOPER could have someone look into the project run by The Santarosa Group on College Avenue. MR. POLKA stated the company had never received an approved site plan. CHAIRPERSON PALMER stated they had received multiple letters from the City due to the operation being out of compliance. MR. POLKA asked if MR. COOPER could look further into it.

MS. WILLIAMS asked about the concerns she raised previously regarding a tulip factory.

ADJOURNMENT

A motion to adjourn the meeting was made by MR. POLKA and seconded by MR. GIAQUINTO. The meeting was adjourned at 6:15pm.