



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

NIAGARA FALLS PLANNING BOARD TONY PALMER-CHAIRMAN

**Minutes
WEDNESDAY October 11, 2023
6:00 PM**

**Council Chambers
745 Main Street, Niagara Falls, NY 14302**

A regular meeting of the City of Niagara Falls Planning Board was held on Wednesday, October 11th, 2023 at 6 p.m. in the Council Chambers, City Hall, 745 Main Street, Niagara Falls, N.Y.

CALL TO ORDER & ROLL CALL

Board Members Present:

Tony Palmer
John Spanbauer
Charles MacDougall
Joyce Williams
Ken Nossavage
Timothy Polka
Ryan Dallavia
Schurron Cowart

Board Members Excused:

Beverly Callen

Staff Present:

Mike Pesarchick, Planner II

Attendees Present

Raul Parker

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA — FOR THIS MEETING

A motion to approve the Agenda for this meeting was made by Ryan Dallavia and seconded by Charles MacDougall.

Tony Palmer	YES
John Spanbauer	YES
Charles MacDougall	YES
Joyce Williams	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES

APPROVAL OF MINUTES

A motion to approve the minutes was made for the meeting held September 13, 2023 was made by **Mr. Polka** and seconded by **Mr. Dallavia**

Tony Palmer	YES
John Spanbauer	YES
Charles MacDougall	YES
Joyce Williams	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES

Motion: Majority Approved

A motion to approve the minutes was made for the meeting held September 27, 2023 was made by **Mr. Nossavage** and seconded by **Mr. Spanbauer**.

Tony Palmer	YES
John Spanbauer	YES
Charles MacDougall	YES
Joyce Williams	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES

Motion: Majority Approved

PUBLIC PARTICIPATION (All Non-Agenda Topics):

There was no public participation.

ACTION ITEMS:

1. Level II Site Plan Approval: for the project at 252 56th Street (S.B.L. 160.56-2-9.1) on behalf of the applicant Raul Parker ('Dirty Bird Chicken and Waffles'). Applicant proposes to erect a 3,200-square-foot pole barn for private storage use and a crushed stone parking lot on an industrial parcel.

Mr. Palmer asked Mr. Parker to come forward.

Mr. Parker stated that he was planning to build a 3,200-square-foot garage to store several trucks and trailers for his business. The garage would be strictly for that purpose. Mr. Parker stated that he currently pays a couple of hundred dollars per month to store his vehicles so felt it was time to build a garage.

Mr. Polka asked **Mr. Parker** about the gravel parking lot. He stated that the City Engineering Department had the same question as to whether you can have a gravel lot.

Mr. Pesarchick stated that he received an email from the City's Zoning Officer, Pat Ciccarelli, who said a gravel parking lot was fine. That email was included in the Planning Board's meeting packet. Code Enforcement approved it.

Mr. Palmer called for a motion to approve the site plan.

A motion to approve the Site Plan was made by Mr. Dallavia and seconded by Ms. Cowart.

Tony Palmer	YES
John Spanbauer	YES
Charles MacDougall	YES
Joyce Williams	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES

Motion: Majority Approved

OLD BUSINESS:

1. Training: Update on required NYS workplace violence training.

Mr. Pesarchick asked if how everyone was doing with the required workplace violence training.

Ms. Williams and Mr. Spanbauer cannot access the training. They will contact HR to get help.

Mr. Polka stated that he would not be returning to the Planning Board after the beginning of the year. **Mr. Pesarchick** stated that he would still need to complete the training.

Mr. Nossavage asked if he could use his certification from the school district to show that he completed the training.

Mr. Pesarchick told **Mr. Nossavage** to call HR to inquire. **Mr. Pesarchick** stated that all municipal employees must complete the training, even volunteer fire fighters.

NEW BUSINESS:

PLANNING REPORT / COMMUNICATIONS:

Mr. Pesarchick stated that Director of Planning Kevin Forma was on vacation and would return next week.

Mr. Pesarchick stated that that a public input session for Beach Avenue Park was held recently. The event was pretty well attended. The Planning Department received mostly positive feedback.

Mr. Pesarchick stated that a couple of people were not so happy with the project. He is working with Bergmann [Associates] and will meet with them on Tuesday, October 17, to revise the plan.

Mr. Pesarchick stated that the big takeaway was some kind of amphitheater or outdoor gathering space, a big outdoor gathering space was requested. The community wanted no basketball courts. He said that they would work on that.

Mr. Palmer asked if the previous plans from Watts were available. **Mr. Palmer** stated the plans for the park were an embarrassment compared to the plans presented in 2011. The current plan did not offer anything. He stated that to come down to what they are offering compared to what was previously offered was an embarrassment.

Mr. MacDougall asked if that was the park that was created when they redid the Tulip Plant.

Mr. Pesarchick stated that it was a parcel that the City owns right in the middle of two private parcels.

Mr. Palmer stated that it was five acres and what could be put in the park was a lot more than what Bergmann was suggesting. **Mr. Palmer** stated that they were creating more green space. He suggested that if they were going to do that, the parcel could remain as is.

Mr. Pesarchick stated that the renderings on the website. He states that if the board members wanted to take a look, they would be happy to get feedback.

Ms. Williams stated that she did not think the plans were bad. She did not want basketball courts.

Mr. Palmer stated that they only proposed one restroom at the entrance of the park. He stated that if you pulled the Watts plan, there were numerous restrooms throughout the property.

Ms. Williams stated that there would be a building on the parcel that would have a restroom. Five acres was not that large.

Mr. Pesarchick stated that they would discuss another restroom in the park depending on the plumbing.

Mr. Palmer suggested that **Mr. Pesarchick** pull the architect drawings from 2011 to see that they had numerous restrooms and a lot more amenities that were missing from this current plan, He said it was a big difference,

Mr. Pesarchick stated that at the next Planning Board meeting, they would have some larger documents for the Linde Hydrogen Plant project. He asked if they were able to receive the larger materials at their homes. The board members all indicated that they were okay with that.

ADJOURNMENT

A motion to adjourn was made by **Ms. Cowart** and seconded by **Mr. Polka**.