



City of Niagara Falls, New York

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

NIAGARA FALLS PLANNING BOARD TONY PALMER-CHAIRMAN

AGENDA
WEDNESDAY September 13, 2023
6:00 PM

Council Chambers
745 Main Street, Niagara Falls, NY 14302

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA — FOR THIS MEETING

APPROVAL OF MINUTES

1. Meeting held July 19, 2023.

PUBLIC PARTICIPATION (*All Non-Agenda Topics*):

ACTION ITEMS:

1. Planning Board Recommendation: to declare the Planning Board as Lead Agency for the State Environmental Quality Review (SEQR) process regarding the plant expansion project at 4503 Royal Avenue (S.B.L. 160.09-1-9), on behalf of the applicant Linde, Inc.
2. Planning Board Recommendation: to dispose of the City-owned property at 401 Ferry Avenue (S.B.L. 159.29-2-31), on behalf of the applicant Andrea Simler-DeGolier. Applicant seeks to purchase the property to use as a community garden and erect a structure to be used as a cottage and workshop for classroom space.
3. Planning Board Recommendation: to send comments to the Historic Preservation Commission regarding 25 Rainbow Boulevard ("The Turtle," S.B.L. 158.12-1-20) as part of the Local Historic Landmarking process pursuant to Section 1335.05-

2(C) of the City of Niagara Falls Zoning Code.

4. Level II Site Plan Approval: for the project at 1605 Ferry Avenue (S.B.L. 159.32-2-19) on behalf of the applicant Long Associates for owner NeighborWorks Community Partners. Applicant seeks to renovate existing Presti Apartments building and construct a new two-story, 14-unit building for residential and community space.
5. Level II Site Plan Approval: for the previously-approved project at 333 1st Street (S.B.L. 159.09-1-2.11) on behalf of the applicant SWBL Associates for owner Community Services for Every1. Applicant proposes significant alteration from initial approved site plan for 74-unit residential structure and demolition of existing vacant building.
6. Level II Site Plan Approval: for the project at 552 Third Street (S.B.L. 159.21-1-48) on behalf of the applicant David Giusiana, on behalf of owner SJI Properties. Applicant seeks to construct an on-grade parking lot to support the uses of the Hall Apartments building next door. The project includes asphalt paved parking, fencing, and landscaping elements.

OLD BUSINESS:

NEW BUSINESS:

PLANNING REPORT / COMMUNICATIONS:

ADJOURNMENT