



# City of Niagara Falls, New York

745 Main Street, Niagara Falls, NY 14301

**NIAGARA FALLS PLANNING BOARD  
TONY PALMER – CHAIRMAN  
JOHN SPANBAUER – VICE-CHAIRMAN**

**AGENDA  
WEDNESDAY, March 13<sup>th</sup>, 2024  
6:00 PM**

**Council Chambers  
745 Main Street, Niagara Falls, NY 14301**

**CALL TO ORDER & ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA — FOR THIS MEETING**

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

**APPROVAL OF MINUTES**

1. Meeting held February 28, 2024

**ACTION ITEMS:**

1. Bylaws: Vote to accept the Planning Board bylaws, with amendment, for 2024.
2. Public Hearing: regarding the proposed waste transfer station project at 540 56<sup>th</sup> Street (S.B.L. 160.10-1-1.1) on behalf of applicant 56<sup>th</sup> Street Transfer, LLC. Applicant proposes a 16,000-square-foot building for receipt and transfer of municipal solid waste, construction & demolition debris, and single-stream recycling, with associated infrastructure.
3. Planning Board Recommendation: to declare the Planning Board as Lead Agency for the State Environmental Quality Review (SEQR) process regarding the proposed Niagara Heritage Gateways project at 480 Main Street (S.B.L. 158.08-1-2) and 427 1<sup>st</sup> Street (S.B.L. 158.08-1-11), on behalf of applicant USA Niagara Development Corporation.
4. Site Plan Approval: for the project at 600 Niagara Street (S.B.L.159.30-1-40) on behalf of applicant Montante Construction, LLC. Applicant proposes the renovation and rehabilitation of a former 1,800-square-foot laundromat facility into two residential units and one commercial unit.

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**OLD BUSINESS:**

**NEW BUSINESS:**

**PLANNING REPORT / COMMUNICATIONS:**

**ADJOURNMENT**