



City of Niagara Falls, New York

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

March 29, 2023

NIAGARA FALLS PLANNING BOARD

Level 2 Site Plan Approval

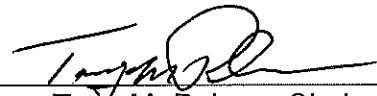
	Approval
√	Approval with Conditions
	Denial

Pursuant to action taken by the Niagara Falls Planning Board on the 29th day of March 2023, the outcome is as follows:

PIN: 2023-17
Applicant: Cooper Sign Co.
Owner: Jefferson on Rainbow, LLC
Address: 250 Rainbow Blvd
SBL #: 159-1-9
Zoning District: D1-A
Description: Installation of signage on 3rd Street at 250 Rainbow Boulevard, SBL# 159.09-1-9, aka the Mami House.

The Planning Board hereby approves the Site Plan subject to the attached 6 conditions.

DATE: March 29, 2023


 Tony M. Palmer, Chairman
 Niagara Falls Planning Board

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NIAGARA FALLS
PLANNING BOARD
OFFICE

Upon review, staff certifies that the above action complies with the City's Codified Zoning Ordinances, in intent and purpose, specifically Chapter 1324, but only with the following conditions being satisfied in conjunction with the proposed use(s) or expansion:

- 1) **Compliance:** Comply with all applicable State and local building, safety, and health codes in particular those specifically identified in condition number 5. Deviation from or non-compliance with any conditions of this Site Plan approval, shall render this approval null and void
- 2) **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 an extension is granted.
- 3) **Signage:** Signage shall comply with Chapter 1309 of the Codified Ordinances.
- 4) **Insurance:** The owner will add the City of Niagara Falls as an additional Insured on its liability insurance policy.
- 5) **Indemnification:** The owner will defend and indemnify the City from liability related to the sign encroachment.
- 6) **Revocation:** The City can revoke the permission for the encroachment on three (3) months' notice.

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CITY OF NIAGARA FALLS
PLANNING DEPARTMENT