



City of Niagara Falls, New York

745 Main Street, Niagara Falls, NY 14301

NIAGARA FALLS PLANNING DEPARTMENT LEVEL 1 SITE PLAN REVIEW

X	Approval with Conditions
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PIN: 2023-57
Applicant: Daniel McMann
Owner: Niagara University
Address: 822 Cleveland Avenue
SBL#: 144.46-1-52
Zoning District: C2-A Traditional Commercial
Description: Construct an ADA-compliant "bridge" entrance from the west side of the 822 Cleveland Avenue building to the existing City of Niagara Falls surface parking lot at 808 Cleveland Avenue.

Pursuant to action taken by the Niagara Falls Planning Department on October 6, 2023, the outcome is as follows:

The Planning Department hereby approves the Site Plan subject to the attached five (5) conditions.

10/6/2023
Date


Kevin A. Forma
Director of Planning & Environment



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1. **Environmental Assessment (SEQR):** The Department of Planning hereby accepts and adopts the findings of the SEQRA review, finalized and dated September 13, 2023.
2. **Site Plan:** This approval is granted based upon the Site Plans provided to the Department of Planning titled "Academic Innovation Hub (Formerly First Congregationalist Church)," prepared by LaBella Associates, dated September 22, 2023, received by the Department of Planning on October 4, 2023. Substantial deviation from this plan shall render this approval null and void.
3. **Compliance:** Comply with all applicable State and local building, safety, and health codes. Deviation from or non-compliance with any conditions of this Site Plan approval shall render this approval null and void.
4. **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.
5. **Encroachment:** The proposed action encroaches upon City of Niagara Falls property at 808 Cleveland Avenue. Applicant shall obtain a permanent encroachment agreement from the City of Niagara Falls Corporation Counsel prior to the proposed action. The encroachment agreement is renewable on an annual basis.