

**OFFICIAL MINUTES  
NIAGARA FALLS PLANNING BOARD  
March 24, 2021**

A regular meeting of the Niagara Falls Planning Board was held Wednesday, March 24, 2021, at 6:03 PM, in Council Chambers, City Hall, 745 Main Street, Niagara Falls, New York.

**PRESENT:**

Tony Palmer  
Timothy Polka  
Charles MacDougall  
Michael Murphy  
Joyce Williams

**ALSO:**

Eric Cooper  
James Bragg

**ABSENT:**

Joseph Giaquinto  
Shurron Cowart

**EXCUSED:**

Joseph Sarkees  
Robert Burns

**APPROVAL OF AGENDA**

A motion to approve the Agenda was made by Mr. Polka, and seconded by Mr. Murphy.

**Unanimously Approved.**

**PUBLIC HEARING Opened at 6:05 Closed at 6:13**

Kim Powell of Niagara Falls Air Force reserve,

Colonel Carl Magnusson of Niagara Falls Air Force Reserve stated that the base will continue to support work with local surrounding communities as well as local military members to collaborate and maintain operations at the Airbase. The Colonel stated that many agencies, veterans, and their families rely on the base for support services. The base fully supports this new Overlay Protection Zoning Plan as it will help protect the base and airport from development that might potentially limit future flight operations.

John Cooper, Chairman of NIMAC, gave a brief outline of NIMAC operations. Mr. Cooper stated that they are NIMAC is in support of this Zoning Overlay amendment as well. In the past, the Base has forced into a situation where they may have had to be closed down due to Zoning but were able to keep the base open on more than one occasion due in part to the efforts of the community. A consistent threat to the base is encroachment from surrounding development. Due to this, Mr. Cooper stated that local governments play a crucial role in continuing base operations. NIMAC has worked with surrounding communities to adopt similar Airport Protection measures. This will protect that from happening again, it will allow local governments and the Base and Airport to work together closer in the future.

Mr. Bragg stated that the Public Hearing that was held in November 2020 was repeated this time to allow the new Planning Board Members and the public to view and have an understanding what his this Zoning change entails. Mr. Bragg stated that he has had conversations with local owners to explain the ordinance.

Ms. Williams asked whether the Board could take action at the current meeting. Mr. Chairman Palmer stated that since this is the second time this Public Hearing has been held, the Board can place a Vote at tonight's meeting.

## AGENDA ITEMS:

### **1. RECOMMENDTIAON-RECOMMENDATION TO CITY COUNCIL: PROPOSED ZONING TEXT AMENDMENT: AIRPORT- AIRPORT PROTECTION PROTECTION OVERLAY REGULATIONS.**

Motion to Recommend to City Council was made by Mr. Murphy, and seconded by Mr. Polka.

#### POLLED VOTE

Mr. MacDougall	Yes
Mr. Murphy	Yes
Mr. Polka	Yes
Ms. Williams	Yes
Mr. Palmer	Yes
<b>Approved</b>	<b>Unanimously Approved</b>

#### NEW BUSINESS

Mr. Bragg stated that a West Rivershore resident is placing aluminum roof canopy over his deck. It does not disturb river views or floodplain and he has obtained letters from the neighbors on either side of his parcel. Owner is asking to bypass the Planning Board and do a Level 1 approval as he was not aware Planning Board Approval was needed. Mr. Palmer stated that as long as it fits into the regulations for a Level 1 that he agrees the Planning Board can be Bypassedbypassed.

Mr. Bragg stated he has meeting with Administrator regarding the planting of trees for Beech Avenue Park, which Mr. Palmer will be involved of as well.

Mr. Murphy asked if someone can please review the Billboard approval and Site Plan for the Como/Airport location as the Site looklooks terrible and conditions do not seem to have been met. Mr. Cooper stated that he would review with Mr. Bragg and Code Enforcement.

Mr. Palmer stated that on April 28<sup>th</sup> from 10 am-12 pm there is a virtual seminar that will be worth 2 credits for membersmembers' continuinged education requirements. Mr. Palmer will email that information to Mr. Bragg to forward to all Board members.

#### OLD BUSINESS

None

#### COMMUNICATIONS

None

#### PLANNING REPORT:

Mr. Cooper stated he is in process of cleaning up Grants such as the Beech Avenue, Highland Park LaSalle Recreationway, Revitalization, LWRPLocal Waterfront Revitalization Plan Grant, and Commercial Corridor ESD Grant. He will pass information along as he gets it handed to him it becomes available-.

Mr. Cooper gave a background of the UBRI Commercial Corridor project. That the goal is to revitalize existing but underutilized commercial areas which can help spur a recovery.

Ms. Williams asked about future improvements to Beech Avenue Park including an amphitheater. Mr. Cooper responded that he is getting caught up on this grant and what funding is available and remaining in the project.

**ADJOURN**

Motion to adjourn meeting was made by Mr. Polka and seconded by Mr. Murphy .The meeting was duly adjourned ~~at 6:24~~at 6:24 P.M.