

**OFFICIAL MINUTES  
NIAGARA FALLS PLANNING BOARD  
April 7, 2021**

A regular meeting of the Niagara Falls Planning Board was held Wednesday, April 7, 2021, at 6:01 PM, in Council Chambers, City Hall, 745 Main Street, Niagara Falls, New York.

**PRESENT:**

Tony Palmer  
Timothy Polka  
Charles MacDougall  
Joyce Williams  
Joseph Giaguinto

**ALSO:**

Eric Cooper  
James Bragg

**ABSENT:**

Michael Murphy

**EXCUSED:**

Shurron Cowart  
Robert Burns  
Joseph Sarkees

**APPROVAL OF AGENDA**

A motion to approve the Agenda was made by Mr. MacDougall, and seconded by Mr. Polka.  
**Unanimously Approved.**

**PUBLIC PARTICAPATION:**

Jacqueline Pryor of 507 5<sup>th</sup> street, stated she is at this meeting in regards to 426 Ferry Avenue. She has been working this property under Seth Picirillo project for three years, which ended in September. She wants to purchase the property, and the Mayor told her that the only one who does not want her to purchase this property is Thomas DeSantis, former Director of Planning. Mr. Palmer explained to Ms. Pryor that this statement is just untrue. This property is now part of the South End Incentive. The Law Department has to forward the recommendation to the Planning Board to Dispose of this property.

Ms. Pryor wants to know how long this property will be withheld from her being able to purchase. She has maintained this for 3-4 years now and she does not feel that she needs to get a lawyer to obtain this parcel. She wants to leave a legacy for her granddaughter and this parcel is part of that.

Mr. Cooper told Ms. Pryor that he would talk to her after this evening meeting.

**AGENDA ITEMS:**

1. **RECOMMENDATION TO CITY COUNCI- Encroachment 1611 Pine Avenue: Proposal by Shelia Gavazzi for an encroachment of fabric awnings (i.) lower level 24' wide x 4'4" x 1'6" deep with a clearance of 96" and (ii) two-second story 6'6" wide x 3' high x 1'6" into the right-of-way at 1616 Pine Avenue.**

Ms. Gavazzi, just purchased this property and she ~~higher~~hired a professional company to replace existing 80 year old awnings.

Mr. Polka asked what the building will be used for. Ms. Gavazzi stated that it will be "Sweet Sheila's Bake Shop" and possible meals does-down the road with her family helping.

Motion to Recommend to Council was made by Mr. Giaquinto and seconded by Mr. MacDougall.

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

#### **NEW BUSINESS**

None

#### **OLD BUSINESS**

None

#### **COMMUNICATIONS**

None

#### **PLANNING REPORT:**

In regards to the question of the Site Plan compliance of the Billboard at the Como Restaurant by the airport, Mr. Cooper has asked Code Enforcement to review.

Mr. Cooper stated he is working on a LWRP since last one was in done 2004. A steering committee will be formed, last time the Planning Board was highly involved and that may be the case this time as well.

USA Niagara has several projects happening:

The parcel at 300 3<sup>rd</sup> St will be sold to a Developer so the Planning Board will be reviewing Site Plans to review in the coming months.

On the north side on 3<sup>rd</sup> ,there is a Proposal for market rate apartment's coming in, which the Board will be reviewing those Site Plans as well in the coming months.

Mr. Cooper stated that on April 27<sup>th</sup> 6:30 there will be the UBLI-UBRI Commercial Corridor meeting, and he can supply the call in information if any Board Members were interested in joining.

#### **ADJOURN**

Motion to adjourn meeting was made by Mr. MacDougall and seconded by Mr. Polka, The meeting was duly adjourned at 6:25 P.M.