



# City of Niagara Falls, New York

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

December 29, 2021

## NIAGARA FALLS PLANNING BOARD

### Level 2 Site Plan Approval

	<b>Approval</b>
<input checked="" type="checkbox"/>	<b>Approval with Conditions</b>
	<b>Denial</b>

Pursuant to action taken by the Niagara Falls Planning Board on the 29th day of December 2021, the outcome is as follows:

**PIN** 2021-27  
**Applicant:** Andrew Warne  
**Owner:** Yorio Joshua  
**Address:** 8735 Buffalo Ave  
**SBL #:** 161.70-1-13  
**Zoning District:** C1-A  
**Description:** Sign Encroachment for Bar.

*The Planning Board hereby approves this encroachment subject to the attached 6 (six) conditions.*

DATE: December 29, 2021



\_\_\_\_\_  
Tony M. Palmer, Chairman  
Niagara Falls Planning Board

2021 DEC 30 AM 8:39

Buffalo Ave 8735 2021-12-29 Encroachment Request Planning Board - Project Action Sheet.docx  
Z:\Planning Share\Planning Board\Meetings\2021\2021-12-29 Mtg\8735 Buffalo Ave - Encroachment Request\Buffalo Ave 8735 2021-12-17 Encroachment Request Planning Board - Project Action Sheet.docx

RECEIVED

**CITY OF NIAGARA FALLS  
NEW YORK**

DATE: December 29, 2021  
TO: Andrew Warne  
CC: Inspections Department, City Clerk, NF Planning Board, File  
FROM: Eric A. Cooper, Director of Planning  
RE: Site Plan -- Level 1 Review: PIN -- 2021-07

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**Applicant:** Andrew Warne  
**Owner:** Yorio Joshua  
**Address:** 8735 Buffalo Ave  
**SBL #:** 161.70-1-13  
**Zoning District:** C1-A  
**Description:** Sign Encroachment for Bar

Upon review, staff certifies that the above action conforms to the requirements of the City's Codified Zoning Ordinances, specifically Chapter 1309, but only with the following conditions being satisfied in conjunction with the proposed use(s) or development:

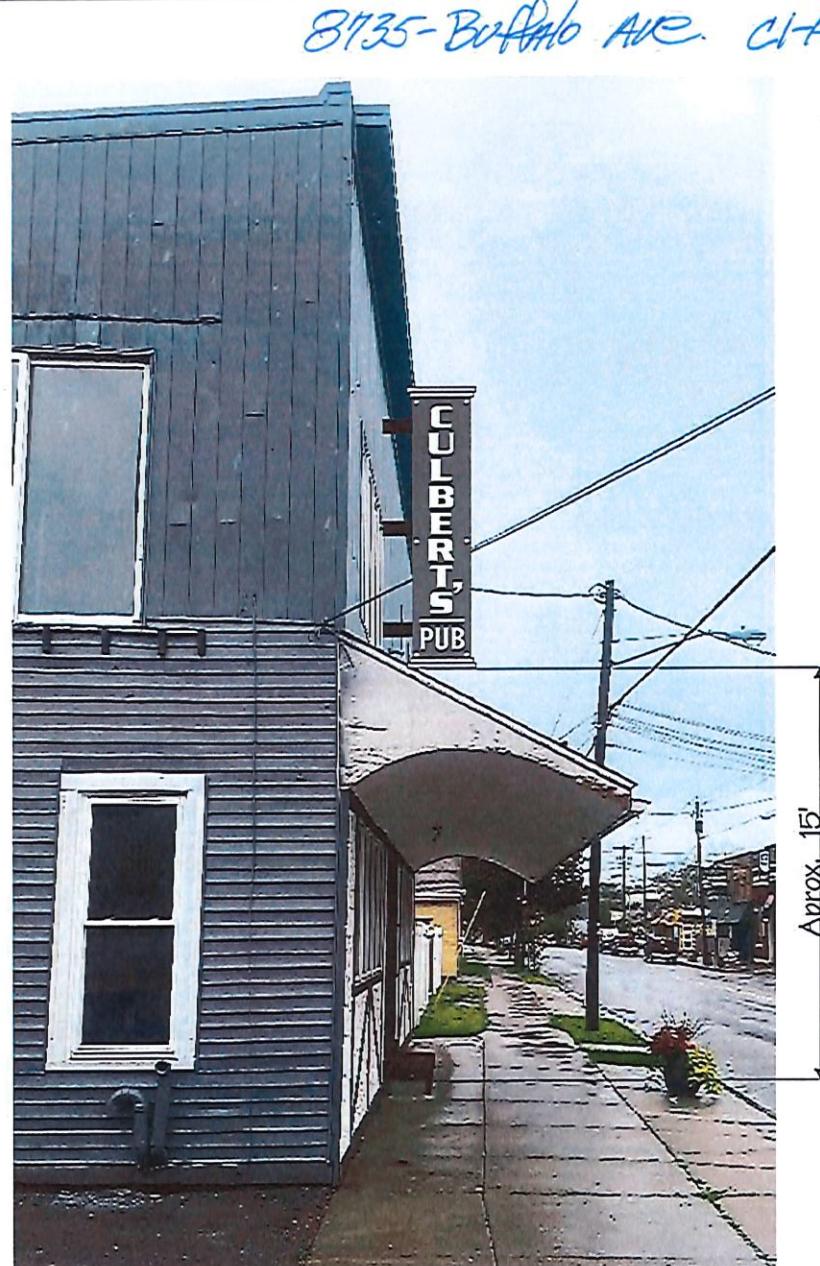
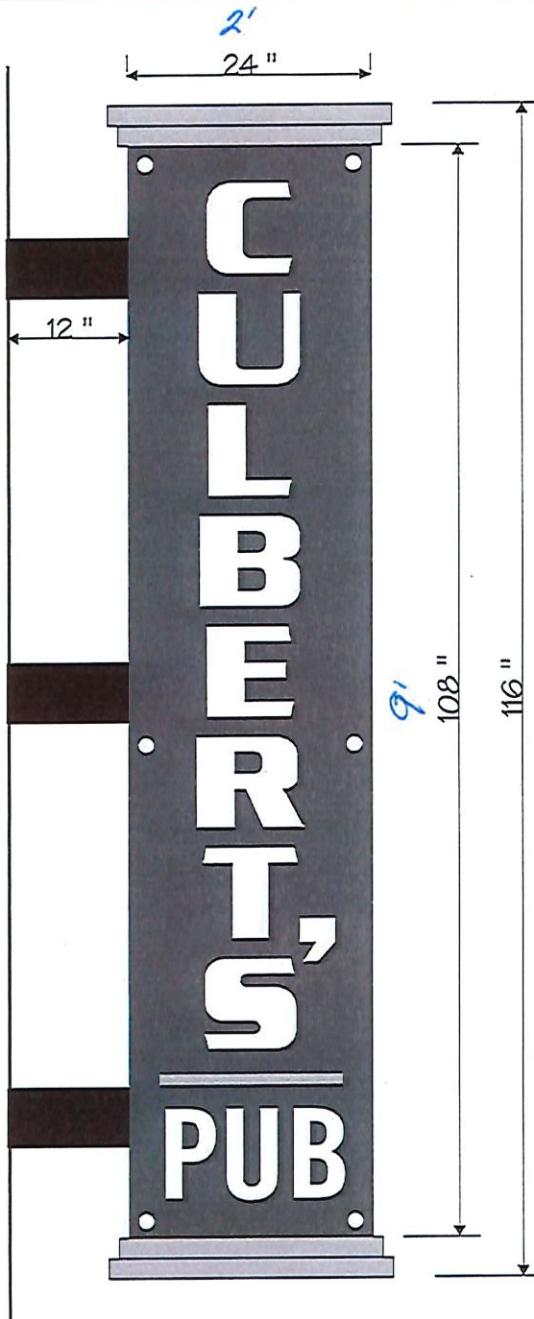
1. **Compliance:** Comply with all applicable State and local building, safety, and health codes. Deviation from or non-compliance with any conditions of this Site Plan approval shall render this approval null and void.
2. **Expiry Date:** Applicant shall act to implement and substantially complete the proposed action, as approved, within 18 months from the date of approval. Failure to substantially complete the proposed action shall render this encroachment null and void unless an extension is granted.
3. **Signage:** Signage shall comply with Section 1309 of the Zoning Ordinance.
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. **Revoke:** The City can revoke the permission for the encroachment on three (3) months' notice.



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Eric A. Cooper, Director of Planning

2021 DEC 30 AM 8:39



**Ulrich Signs**

177 Oakhurst Street  
Lockport, New York 14094

Phone (716) 434-0167  
Fax (716) 434-0226

[www.ulrichsigns.com](http://www.ulrichsigns.com)

Customer  
Culbert hotel  
Location

Date  
8/25/20  
Sales Representative  
Andrew  
Designer  
P. Deegan  
File Name  
culberts  
Colors  
TBD

Due to differences in monitors and printers, colors you see may vary from final product.

Description  
10" deep, Fabricated,  
painted aluminum cab.  
w/ illuminated copy  
Installation TBD



UL Inspected and labeled in  
accordance with UL standard  
#48 for electric signs installed,  
using UL listed parts and  
methods of installation in  
accordance with the National  
Electric Code.

**LISTED**  
This sign is intended to be installed in accordance with  
the requirements of Article 600 of the National  
Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.

Blade - 18"

\*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO.  
UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.

Client Approval \_\_\_\_\_

Revised 11/17/21-ab

DATE

THIS DESIGN PROPOSAL IS  
THE EXPRESS PROPERTY  
OF ULRICH SIGN CO. UNTIL  
APPROVED & ACCEPTED  
THROUGH PURCHASE BY  
NAMED CLIENT.



Culbert's Pub  
Andrew Warne  
to:  
patrick.ciccarelli@niagarafallsny.gov

11/29/2021 12:09 PM

Hide Details

From: "Andrew Warne" <[andreww@ulrichsigns.com](mailto:andreww@ulrichsigns.com)>  
To: "patrick.ciccarelli@niagarafallsny.gov" <[patrick.ciccarelli@niagarafallsny.gov](mailto:patrick.ciccarelli@niagarafallsny.gov)>

Pat,

Ulrich Sign Co. is under contract with Culbert's Pub to manufacture and install (1) double faced, illuminated, projecting wall sign. The sign is to be installed on the front of the business, and will project off the wall 3'. This will put us over the right of way, which is why we are requesting an encroachment approval from the necessary boards. This type of sign will not detract from the character of the neighborhood, and will be installed in a professional manner.

Thank you for your consideration,  
Andrew

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For more information please visit <http://www.symanteccloud.com>

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