



# City of Niagara Falls, New York

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

November 20, 2019

## NIAGARA FALLS PLANNING BOARD

**RECOMMENDATION TO CITY COUNCIL**

Revision of Zoning Chapter 1314-Downtown Districts and Schedule 1:  
Official Map/Text

Pursuant to action taken by the Niagara Falls Planning Board on the 20th day of November 2019 your request is hereby **APPROVED**.

**NAME OF OWNER:** City of Niagara Falls

**ADDRESS OF ACTION:** Adoption of a revision of Zoning Chapter 1314 for North Main Street

**PURPOSE:** Map and Text Amendments to create a D3-A Gorge View North Main District.

This Recommendation is hereby **APPROVED**.

**DATE:** November 20th, 2019

Tony M. Palmer, Chairman  
Niagara Falls Planning Board

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RESOLUTION  
OF THE  
NIAGARA FALLS PLANNING BOARD  
City of Niagara Falls, New York

At a regular meeting of the City of Niagara Falls Planning Board duly called and held on the 20<sup>th</sup> day of November 2019:

**WHEREAS**, the Niagara Falls Planning Board is, after careful consideration of market dynamics and heritage assets, recommending the adoption of a revision of Zoning Chapter 1314 – Downtown Districts and Schedule 1: Official Zoning Map, and;

**WHEREAS**, this zoning text and map amendment is purposefully intended to protect the future of the district's significant heritage buildings and pave the way for new growth – new population, jobs and investment, and;

**WHEREAS**, after a decade of changing circumstances such as the removal of the Robert Moses Parkway, construction of the Niagara Falls Railway Station, the New York State Downtown Revitalization Initiative funding award, in addition to major property transactions throughout the district necessitate revisions to the zoning map/ordinance and;

**WHEREAS**, the City Council did subsequently approve the Zoning Ordinance on July 24, 2009, and;

**WHEREAS**, the Planning Board held a Public Hearing on October 9, 2019 with notice of such hearing duly advertised in the Niagara Gazette and otherwise duly notified by mail to all owners of property within 500' of the subject site regarding said map/text amendment and;

**WHEREAS**, the Planning Board has determined that this action would not likely be injurious to the surrounding neighborhood, and will likely be beneficial overall to the immediate neighborhood and the entire community, and;

**WHEREAS**, the Planning Board has determined that the most prudent action is to make these map and text amendments to encourage new investment that is complemented by a mix of historic adaptive reuse projects and new infill development, and;

**WHEREAS**, the City Planning Board has assumed lead agency status for the purpose of environmental review of this revision, and the City Planning Board has determined that, the project proposal constitutes an unlisted action, and;

**WHEREAS**, the City Planning Board carefully considered the criteria for determining significance as set forth in the SEQRA regulations 6 NYCRR § 617.7(3), and;

**WHEREAS**, the City Planning Board has determined that the proposed action furthers the goals and objectives within the Niagara Falls Comprehensive Plan, and;

**NOW, THEREFORE BE IT HEREBY RESOLVED**, that the City Planning Board, acting as lead agency in accordance with SEQRA regulations and local law, determines that the zoning map and text amendment will not have a significant adverse impact on the environment, and;

**FURTHER BE IT RESOLVED**, the City Planning Board has determined that the interests of the community would be better served by amendment the zoning district boundaries for the property identified herein and the revision of Zoning Chapter 1314 that includes the creation of a D3-A Gorge View North Main district.

**FINALLY BE IT RESOLVED**, the City Planning Board, having followed those procedures as prescribed under Chapter 1302 of the City Zoning Ordinance, hereby recommends the Niagara Falls City Council amend the Official Zoning Map as per the attached schedule..

Date: November 20, 2019



Tony Palmer, Chair  
Niagara Falls Planning Board



## Niagara Falls Bridge District Proposed Zoning

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**LEGEND**

Patel's (2019)  
Razing Area  
Proposed Zoning  
R3-C (R3-B to

Parce's (2019)  
Rezoning Area  
Proposed Zoning  
R3-C (R3-B to)

R3-C (R1-C to R3-C)  
  
 D3-A (New zoning diagram)  
 C2-A (R3-B to C2-A)  
 C2-A (C1-A to C2-A)

that from C1-A, C2-A and R3-B)

Wendell  
WD Project # 466991  
Map Created: September 2019