



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

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

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

RECEIVED
CITY CLERK'S OFFICE
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

**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

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

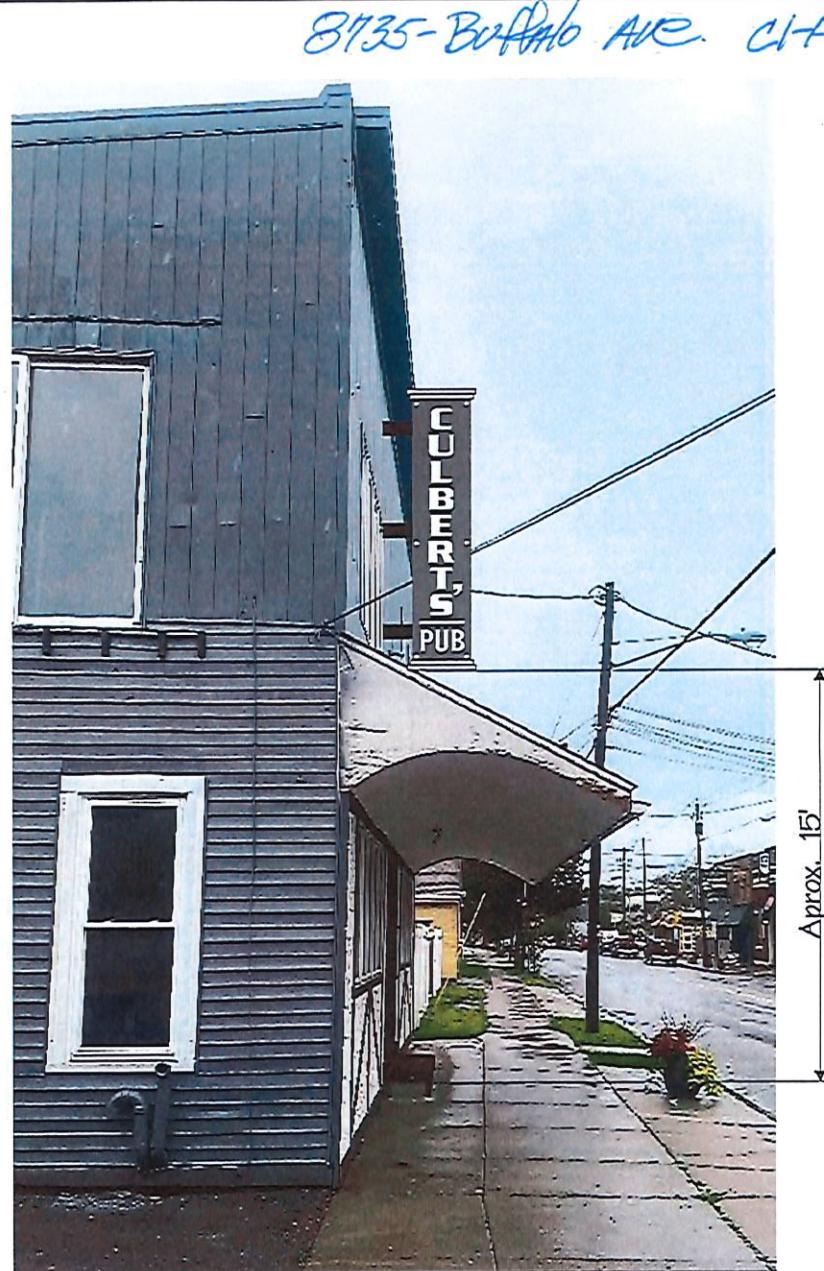
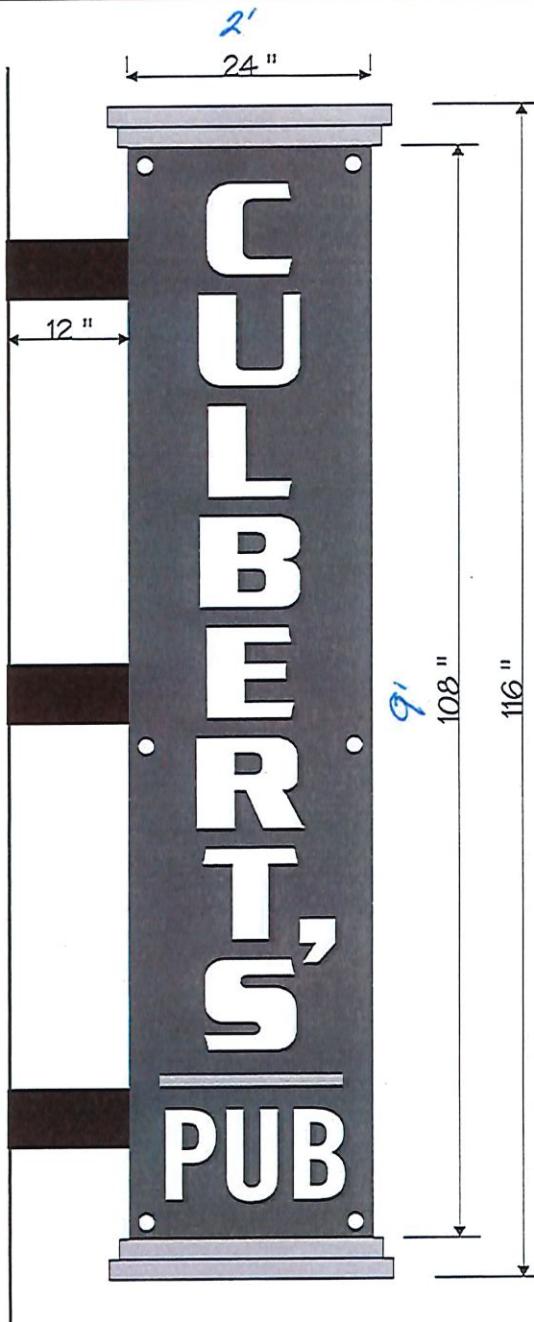
Upon review, staff certifies that the above action conforms to the requirements of the City's Codified Zoning Ordinances, specifically Chapter 1309, but only with the following conditions being satisfied in conjunction with the proposed use(s) or development:

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.



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

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>
To: "patrick.ciccarelli@niagarafallsny.gov" <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

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
