



THE CITY OF BUFFALO
The City of Buffalo Planning Board

901 City Hall

Minutes • July 31, 2017

Buffalo, NY 14202
<http://www.city-buffalo.com>
 James Morrell

Regular Planning Board Meeting

Council Chambers

4:00 PM

13Th Floor City Hall, Buffalo, NY 14202

I. Call to Order

The meeting was called to order at 4:08 PM by Chairman James Morrell

Attendee Name	Present	Absent	Late	Arrived
James Morrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cynthia Schwartz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Henry Burns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4:13 PM
Horace Gioia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Martha Lamparelli	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Andrew Malcolm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Michael Rembis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

II. Approval of Meeting Minutes

1. Planning Board - Regular Planning Board Meeting - Jul 17, 2017 4:00 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Martha Lamparelli
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis
AWAY:	Henry Burns

III. New Business

2. 1200 Jefferson Avenue - Construction of an approximately 44,000 Sq Ft Health and Wellness Center (Planning Board to Act as Lead Agency)

RESULT:	ACT AS LEAD AGENCY [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

3. ECHDC Wayfinding Signage Program

RESULT:	RECOMMENDED APP [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

IV. Old Business

- 4. 2929 Main Street - Construct Mixed Use Project including 320 apartments, office and retail

Board "Approved" the Subdivision Preliminary Plat.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Andrew Malcolm
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

2929 Main Street - Construct Mixed Use Project including 320 apartments, office and retail

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Andrew Malcolm
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 5. 1764 Hertel Avenue - Dash's Market - Construction of a New Grocery Store

Board determined the changes to the site plan are not substantial and therefore do not warrant an additional public hearing.

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Henry Burns
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

V. Public Hearings

- 6. 271-291 North Street - Major Subdivision

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Andrew Malcolm
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

271-291 North Street - Major Subdivision

Board "Approved" the Subdivision Preliminary Plat.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

7. 1 Seneca Street - Construction of a Four-Story Mixed Use and a One-Story Retail Building

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 1 Seneca Street - Construction of a Four-Story Mixed Use and a One-Story Retail Building

Negative Declaration Adopted.

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Henry Burns
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

8. 197 West Utica - Construction of a 5 Unit Multifamily Structure

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 197 West Utica - Construction of a 5 Unit Multifamily Structure

Negative Declaration Adopted.

RESULT:	TABLED [UNANIMOUS]
	Next: 9/11/2017 4:00 PM
MOVER:	Horace Gioia
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

9. 297 West Utica - Construction of New 9 Unit Multifamily Structure

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 297 West Utica - Construction of New 9 Unit Multifamily Structure

Negative Declaration Adopted.

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

10. 527 West Ferry Street (AKA 467 Richmond Ave) - Construction of Mixed Use Building

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 527 West Ferry Street (AKA 467 Richmond Ave)- Construct an Art Gallery; Not in Compliance with Setback and Height Requirements, and Use Not Permitted in Zone (9434096). N-2R Zone. Section 496-3.2.11.D.E and -6.1.1. (Unlisted-Uncoordinated)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

11. 806 Kenmore Avenue - Construct Parking Lot

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 806 Kenmore Avenue

Negative Declaration Adopted.

RESULT:	APPROVE SITE PLAN [5 TO 0]
MOVER:	Martha Lamparelli
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Lamparelli, Malcolm
ABSENT:	Michael Rembis
AWAY:	Horace Gioia

12. 1111 Elmwood Avenue - Major Site Plan

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Henry Burns
SECONDER:	Martha Lamparelli
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

- 1111 Elmwood Avenue - State Environmental Quality Review Act and Site Plan Review

RESULT:	APPROVE SITE PLAN [UNANIMOUS]
MOVER:	Martha Lamparelli
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

13. 1111 Elmwood - Minor Subdivision

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Cynthia Schwartz, Vice Chairman
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

1111 Elmwood - Minor Subdivision

Board "Approved" Minor Subdivision.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cynthia Schwartz, Vice Chairman
SECONDER:	Horace Gioia
AYES:	Morrell, Schwartz, Burns, Gioia, Lamparelli, Malcolm
ABSENT:	Michael Rembis

VI. Adjournment

The meeting was closed at 8:53 PM

City Clerk