



THE CITY OF BUFFALO
The City of Buffalo Planning Board

901 City Hall

Minutes • October 10, 2017

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

Regular Planning Board Meeting OSP Conference Room
 901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

4:00 PM

I. Call to Order

The meeting was called to order at 4:00 PM by Vice Chairman Cynthia Schwartz

Attendee Name	Present	Absent	Late	Arrived
James Morrell	<input type="checkbox"/>	<input checked="" 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"/>	
Horace Gioia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4:05 PM
Martha Lamparelli	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Andrew Malcolm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Michael Rembis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Approval of Meeting Minutes

1. Planning Board - Regular Planning Board Meeting - Sep 25, 2017 4:00 PM

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

III. Public Hearings

2. 225 Sobieski Street - Minor Subdivision to Combine with 240, 244 Rother

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

3. 229 Elk Street - Renovation of an Existing Building for Commerical Use

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

229 Elk Street - Renovation of an Existing Building for Commerical Use

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

- 4. 15 Allen Stret - Construct Mixed Use Building

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

- 15 Allen Stret - Construct Mixed Use Building

Negative Declaration Adopted.

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

- 5. 527 West Ferry Street (AKA 467 Richmond Ave) - Construct Mixed Use Building

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

- 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:	Andrew Malcolm
SECONDER:	Horace Gioia
AYES:	Schwartz, Burns, Gioia, Malcolm, Rembis
ABSENT:	James Morrell, Martha Lamparelli

IV. New Business

- 6. Use 3144 Main St for a Tavern and Live Entertainment in N-3C Zone

RESULT:	RECOMMENDED APP [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Andrew Malcolm
AYES:	Schwartz, Burns, Gioia, Malcolm, Rembis
ABSENT:	James Morrell, Martha Lamparelli

- 7. Use 306 Main St for an Electronic Message Center Sign in a N-1D Zone

RESULT:	RECOMMENDED APP [UNANIMOUS]
MOVER:	Andrew Malcolm
SECONDER:	Horace Gioia
AYES:	Schwartz, Burns, Gioia, Malcolm, Rembis
ABSENT:	James Morrell, Martha Lamparelli

8. Use 285 Southside for Artisan Industrial Use in N-3E Zone

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

9. Zoning Map Amendment-1029-1043 Clinton from D-1H to D-1L

CONDITION:

The board recommends the Zoning Map Amendment from D-IH to D-S.

RESULT:	REC APP W/ COND [UNANIMOUS]
MOVER:	Horace Gioia
SECONDER:	Michael Rembis
AYES:	Schwartz, Burns, Gioia, Malcolm, Rembis
ABSENT:	James Morrell, Martha Lamparelli

V. Old Business

VI. Adjournment

The meeting was closed at 6:37 PM

City Clerk