

October 3, 2018

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall, at 6:35 PM, by Chairman Walt Garrow.

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek, Don Proefrock.  
Also present: Tim Zuber – Town Engineer, Wendel; members of the public.

Moved by S. Eberwein, Seconded by M. Germann to approve the meeting minutes of September 19, 2018. Motion unanimously approved.

### **SUMMARY OF AGENDA**

**Driftwood Suites - 2754 Niagara Falls Blvd – Site Plan Review.** Reviewed the Site Plan for the construction of a 20 unit hotel with parking. Additionally, an indoor pool to be constructed on the end of an adjacent building that is associated with the property owner’s hotel complex of buildings. Newly provided documents and changes to the plans were reviewed and outstanding conditions discussed. Much of the discussions revolved around the applicant obtaining an address for the property and making sure it is registered with all appropriate government entities. Also the buildings on 2760 and the new property that share an access road are going to be differentiated by letter designation (A,B,C, etc...) on the site drawings and physically by sign both on the buildings and at Niagara Falls Boulevard. This is to facilitate actions by emergency responders if they are needed.

**Action:** *Motion made by S. Eberwein and Seconded by M. Germann: In accordance with the SEQR requirements, the Planning Board has reviewed Part 1 of the EAF and information submitted by the applicant, completed Part 2, and evaluated the impacts in Part 3 and have determined that the proposed Driftwood Hotel Project at 2760 Niagara Falls Boulevard will not have any significant adverse impact on the environment and therefore issues a Negative Declaration. The Planning Board authorizes the Chairman to sign the EAF which will act as the Negative Declaration.*

**Voting Results:** *Yeas: Garrow, Germann, Eberwein, Polek, Proefrock. Nays: none. Abstentions: none. Motion carried*

**Action:** *Motion by S. Eberwein, second by D. Proefrock to approve the Site Plan with noted conditions and upon engineering review, and also pending any requirements of the Fire Advisory Board.*

**Voting Results:** *Yeas: Garrow, Germann, Eberwein, Polek, Proefrock. Nays: none. Abstentions: none. Motion carried.*

### **Other Board Business**

Wendel provided the engineering reports for the National Vacuum Project and the Driftwood Suites Project.

Melissa Germann provided the Planning Board and Wendel a draft revision to the Town’s parking code for review and comment. This was refined since the boards last work session where it was discussed.

*Draft Minutes – NOT Board approved at this time*

Next meeting: October 17, 2018.

Motion made by D. Proefrock, Seconded by M. Polek to adjourn the meeting at 7:50 PM. Motion carried.

Sincerely submitted,  
Mike Polek - Acting Secretary

TOWN OF WHEATFIELD PLANNING & ZONING BOARD  
Site Review Process Results

1. **Type of Review** ("X" one):
- |                                    |                                   |
|------------------------------------|-----------------------------------|
| Sketch Plat Review                 | Public Hearing Special Permit     |
| <b>XX</b> Site Plat Review         | Final Subdivision Plat            |
| Preliminary Subdivision Plat-Major | Rezoning Request                  |
| Special Use Permit                 | Commercial Vehicle Parking Permit |

Site Plat Date – September 4, 2018

Review Date: October 3, 2018

2. **Development Specifics: Driftwood Suites**
- a. Property Identification & Location – 2760 Niagara Falls Blvd, Niagara Falls, NY 14304.
  - b. Owner(s) Name(s), Address & Phone No. – Billy Feng, 2754 Niagara Falls Blvd, Niagara Falls, NY 14304. Phone: 716-380-3262.
  - c. Developer (when different) Name, Address & Phone No. – Diverse Development Corporation, same address as above.
  - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Nussbaumer & Clark, Inc., 3556 Lake Shore Road, Suite 500, Buffalo, NY, 14219. Phone: 716-827-8000.
  - e. Development Details (Explain) – Application for Sketch Plan for the proposed construction of a 20 unit hotel with parking. Additionally, an indoor pool to be constructed on the end of an adjacent building that is associated with the property owner's hotel complex of buildings.
3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. New structure will be 2 stories, have up to 20 units, and will meet Town Code height requirements.
  - b. The property is zoned C-1.
  - c. The property is within the Airport Zone One overlay. Depending on the height of the building the FAA may have to be contacted by the applicant. Contact has been verified.
  - d. The project must meet Niagara Falls Boulevard overlay requirements. Yes, it is in the Overlay and is in those requirements.
  - e. The project must meet NFPA requirements and will need fire advisory board review.  
AA. We received verification and communication. Done.
  - f. Chlorine storage for the pool will be researched by the applicant. Noted.
  - g. In conjunction with a developed Site Plan the Planning Board will schedule a Public Information meeting for the project. Meeting was held on September 19, 2018 at 6:30 p.m.
  - h. The applicant came before the Planning Board on May 3<sup>rd</sup>, 2017, with a sketch plan for the demolition of a 1 story hotel room structure on the other side of the motel complex, replaced with the construction of a 3 story hotel structure.
  - i. Daily or weekly rentals for the units.
  - j. Building will be sprinkled. Noted.
  - k. Electric, gas and sewer utilities need to be shown on the plans. National grid utilities can be estimated. Provided.
  - l. Estimated construction schedule is to start construction before the end of November, 2018.
  - m. If over a tenth of an acre is disturbed, USACE approval will be required. Need permits.
  - n. Area of disturbance is recalculated to be 0.82 acres.
  - o. Project may create an estimated 2-5 long term jobs. Many jobs for construction.
  - p. The Niagara Falls Boulevard overlay plan and greenspace plan need to be looked at.
  - q. Show proposed storm sewer modifications as discussed with the Highway Superintendent.
  - r. Additional landscaping will be included in the revised site plan for the RPZ. Continue tree line along southern end to the adjacent property. Identify potted plants around the pool. Update landscaping plan to include additional landscaping along the southern property line.
  - s. Buildings need to be identifiable physically and on the drawings for emergency responders.
  - t. Property owner to provide site wide plan showing all three properties and to include the easement along the south side of properties 2754 and 2760 to allow the town access to clean out the creek.
  - u. Must legally provide access to rear property.

- v. Advise property address to Town Building Department and Lockport Property Records of new address for new property, 2760.
- w. Label each building in address 2760 A, B, C.

**4. Planning & Zoning Board Action:**

Motion made by S. Eberwein and Seconded by M. Germann: In accordance with the SEQR requirements, the Planning Board has reviewed Part 1 of the EAF and information submitted by the applicant, completed Part 2, and evaluated the impacts in Part 3 and have determined that the proposed Driftwood Hotel Project at 2760 Niagara Falls Boulevard will not have any significant adverse impact on the environment and therefore issues a Negative Declaration. The Planning Board authorizes the Chairman to sign the EAF which will act as the Negative Declaration.

Voting Results: Yeas: Garrow, Germann, Eberwein, Polek, Proefrock. Nays: none. Abstentions: none. Motion carried

Motion by S. Eberwein, second by D. Proefrock to approve the Site Plan with noted conditions and upon engineering review, and also pending any requirements of the Fire Advisory Board.

Voting Results: Yeas: Garrow, Germann, Eberwein, Polek, Proefrock. Nays: none. Abstentions: none. Motion carried.

**Authentication:**

<p>_____          Planning &amp; Zoning Board Representative          Distribution: Town Clerk          Town Assessor          Enforcement Office</p>	<p><u>October 3, 2018</u>          Date          Building Department          Town Attorney          Applicant</p>	<p>_____          Owner/Representative Signature          Town Board Members          File Folder</p>
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