

Draft Minutes – NOT Board approved at this time

February 17, 2016

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall at 7:00 p.m. by Chairman Walt Garrow.

Present: Richard Muscatello, Donald Proefrock, Melissa Germann, Michael Polek and Walt Garrow. Also Present: Town engineer Wendel, Supervisor Cliffe, members of the public.

Moved by M. Germann, Seconded by D. Proefrock to approve the minutes of February 3, 2016 as presented. Motion unanimously carried.

Summary of Agenda

Colton RV – 3122 Niagara Falls Blvd (NFB) – Sketch Plan Review. Reviewed sketch plan to combine purchased parcel to the west with the main property parcel, paving and stripping that area for employee parking. Discussed Site Plan items including lighting, landscaping and storm water management. To address an outstanding commitment from 2006, the applicant will continue the wrought iron fence along NFB. Additionally, the applicant stated that they will buffer the adjacent house to the west with a fence and will attempt to obtain written concurrence of their proposed buffering from the neighbor.

No action required by the Board.

Aldi Inc. – 3939 Niagara Falls Blvd – Site Plan Review. Reviewed Site Plan for the proposed demolition of an existing racetrack and the construction of an Aldi's grocery store. Discussed outstanding Site Plan issues. A variation to the zoning code requirements for parking was granted by the Town Board. NYSDOT provided concurrence with proposed traffic patterns for entering/exiting the site on NFB. Wendel had a third party review the traffic study and provided comments. Wendel discussed with NYSDOT and verified their concurrence with the current proposal. The Fire Advisory Board (FAB) provided additional requirements including raising the elevation of the fire hydrant on the corner of Crescent Drive and NFB, to road shoulder grade. The applicant stated that they discussed the hydrant elevation with FAB and agreed that it was only feasible to elevate to approximately 1ft. below shoulder grade.

Board Actions

The Planning Board issued a Negative Declaration for SEQR and authorized the Chairman to sign the EAF. Motion made by M. Polek, Second by M. Germann to approve. Motion unanimously carried.

Motion made by M. Germann, Second by D. Proefrock to approve the Site Plan with the noted conditions. Motion unanimously approved.

Next meeting: March 2, 2016

Motion made by W. Garrow, Seconded by D. Proefrock to adjourn the meeting. Motion unanimously carried.

Respectfully Submitted,
Michael Polek, Secretary

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

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

Site Plat Date – December 29, 2015

Review Date: February 17, 2016

2. **Development Specifics: ALDI – Wheatfield, NY**

- A Property Identification & Location – 3939 Niagara Falls Blvd, North Tonawanda, NY 14120.
- B Owner(s) Name(s), Address & Phone No. – Niagara Falls Boulevard, LLC, 2315 Beach Blvd, Suite 203 Jacksonville, FL 32250. Phone: 904-246-4555.
- C Developer (when different) Name, Address & Phone No. – ALDI Inc., 300 State Route 281, Tully, NY 13159. Phone: 315-696-2425. Contact: Lew Kibling.
- D Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – APD Engineering & Engineering, PLLC, 615 Fishers Run, Victor, NY 14564. Phone: 585-742-0217. Contact: Christopher Kamar.
- E Development Details (Explain) – Application for Site Plan for the proposed demolition of existing racetrack and construction of an Aldi's grocery store, parking lot utilities, landscaping, etc.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**

- A NYS DOT provided concurrence with the proposed right-in/right-out/left-in driveway onto Niagara Falls Boulevard (NFB). DOT noted two conditions: In addition to the requirements in Section 2.2 of the Perm 33-COM, sight distances for the southbound left movement from NFB into the proposed driveway shall be verified and submitted as part of the NYS DOT Highway Work Permit for review; and The existing site driveway onto NFB shall be reconstructed to include a raised median, designed to deter exiting traffic from attempting a left-out movement. Town engineer Wendel had a third party review the applicant's traffic study that cited possible alternative measures. Wendel discussed with NYS DOT and verified their concurrence with the current proposal. DOT letter and emails attached.
- B All lighting to be dark sky friendly. Photometric study provided and no light leaving property.
- C Consideration of the berm and trees for blocking neighborhood views. Applicant has agreed to extend berm and plant additional coniferous trees to block view from adjacent residence.
- D Applicant states maximum noise created will be 50 dB and the background N.F.B. noise is 80 dB.
- E Employees: 12 to 15, both full time and part time.
- F Fire Advisory Board requests: A Knox-box key system; Emergency access road for the Canterbury Gardens Apartments needs to remain open with "No Parking" allowed (clearly marked and designated) where the proposed parking lot for the Aldi project meets the existing access road; Building standpipe system Fire Department Connection: No Parking allowed (clearly marked and designated) in front of the building standpipe system Fire Department Connection on the building; and FAB/Adams Fire Company requests the fire hydrant on N.F.B. on the north/east corner of Crescent Drive, and the ground grade around the fire hydrant be brought up to and even with the shoulder of the road (N.F.B.).
- G Parking: need 179, providing 98. The Town Board has granted a variation (attached) with conditions to the zoning code for the site, allowing for the reduced parking.
- H Wetlands status – in DOT right-of-way. Applicant would disturb wetlands in the ditch, is less than a tenth of an acre. A delineation has been completed. Applicant will be submitting a letter to USACE.
- I Any future development on the property will require Planning Board review.

Development Specifics: ALDI – Wheatfield, NY

4. Planning & Zoning Board Action:

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 Project will not have significant adverse impacts on the environment and therefore issues a Negative Declaration. The Planning Board authorizes the Chairman to sign the EAF. See attached EAF. Motion made by M. Polek, Second by M. Germann to approve.

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

Motion made by M. Germann, Second by D. Proefrock to approve the Site Plan with the noted conditions and subject to approval by the town engineer.

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

Authentication:

<hr/>	<u>Feb. 17, 2016</u>	<hr/>
Planning & Zoning Board Representative	Date	Owner/Representative Signature
Distribution: Town Clerk	Building Department	Town Board Members
Town Assessor	Town Attorney	File Folder
Enforcement Office	Applicant	

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

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

Site Plat Date – February 8, 2016

Review Date: February 17, 2016

2. **Development Specifics: Colton RV – Parking Lot Expansion**

- A Property Identification & Location – 3122 Niagara Falls Blvd, North Tonawanda, NY 14120.
- B Owner(s) Name(s), Address & Phone No. – Chris and Jim Colton, 3122 Niagara Falls Boulevard, North Tonawanda, NY 14120. Phone: 716-860-1578.
- C Developer (when different) Name, Address & Phone No. – Same as above.
- D Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – N/A.
- E Development Details (Explain) – Construction of parking lot to support existing retail facility.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**

- a. All planned and unplanned activity taking place on this property must be consistent with existing health, safety and environmental ordinances and be compliant with government noise and traffic laws, in addition to other applicable governance's, thus preserving the culture and tranquility of the neighborhood.
- B Property is in a C-1 zoning district.
- C Applicant must combine new parcel with main property. Applicant will look into combining other thee.
- D Lighting – lighting will be confined to the property. Applicant will provide a photometric light study.
- E Applicant states that the wrought iron fencing along NFB will be continued to address outstanding commitments from 2006 approval.
- F Applicant states that they will buffer adjacent home. PB suggests considering vinyl fencing or other attractive fencing. Applicant will attempt to meet with neighbor and obtain written concurrence of proposed actions.
- G Show the location of neighboring homes/businesses on next set of plans. The homes/businesses will be placed on the topo plan.
- H Applicant states that new parking will be employee cars/trucks.
- I A public informational meeting may be scheduled in the future.
- J Applicant will provide landscaping information and photos for planned landscaping, at a minimum.
- K Applicant states that the new parking/section be paved and stripped.
- L The project must comply with State storm water regulations.

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

No action pending the resolution of the above noted conditions. Discussed the proposal with the applicant.

Authentication:

	Feb. 17, 2016	
Planning & Zoning Board Representative	Date	Owner/Representative Signature
Distribution: Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder