

May 4, 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; members of the public.

Summary of Agenda

Niagara International Sports & Entertainment - 6929 Williams Rd (Summit Park Mall), Niagara Falls, NY. The applicant submitted documents to address all previous outstanding conditions. ZBA height approval was obtained by getting FAA approval. The ZBA meeting minutes are needed for the file. Discussions were had about sanitary sewer capacity, utilities running underneath the domes, construction truck routes, landscaping, the baseline noise survey, the location of the mechanical areas and the required Town's building department waiver for the distance to the bathrooms. Wendel is working on the engineering review and will verify whether a bond is needed for Plaza Drive and associated public roads that will be utilized during construction, to address possible heavy truck traffic.

Action

The Planning Board approved the Site Plan contingent upon planning board conditions and engineering review.

Board Business

PB scheduled a Special Use Permit Public Hearing, for Charles Gugino, 1515 Loretta Drive, Niagara Falls, NY. Permit is to build and operate a paint shop associated with an automobile collision shop, at 6421 Walmore Road, Wheatfield, NY. The property is located in a General Industrial (M-2) zoning district. A paint shop is a permitted use within an M-2 zone upon the issuance of a Special Use Permit. The hearing is scheduled for 7:05 pm, May 18th, 2016.

Moved by M. Germann, Seconded by R. Muscatello to approve the minutes of April 6, 2016 as presented. Motion unanimously carried. Moved by R. Muscatello, Seconded by D. Proefrock to approve the minutes of April 20, 2016 as presented. Motion unanimously carried.

Next meeting: May 18th, 2016

Motion made by M. Germann, Seconded by W. Garrow to adjourn the meeting. Motion unanimously carried.

Respectfully Submitted,
Michael Polek, Secretary