

June 15, 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; Town Supervisor Bob Cliffe and members of the public.

Summary of Agenda

Moved by R. Muscatello, Seconded by D. Proefrock to approve the minutes of June 1, 2016 with 1 spelling correction. Motion unanimously carried.

Site Plat Review for Colton RV parking lot expansion, 3122 Niagara Falls Boulevard, North Tonawanda, NY. Applicant purchased adjacent property and is proposing to make it a parking area for customer cars and RVs. The updated plans addressed some outstanding items from their last Planning Board appearance but the applicant still needs to provide things like drainage calculations and a photometric light study. Applicant received a written concurrence from the adjacent neighbor, agreeing to a vinyl privacy fence to buffer their property. An agreement was made that the wrought iron fencing along NFB will be continued to address outstanding commitments from a 2006 Site Plat approval. That fence installation will take place of the fence requirements on the current plans along the new property.

Board Actions

No actions taken.

Sketch Plat Review for the construction of 72 storage units and outdoor boat and RV storage at V/L Corner Walmore Road.

The applicant and/or any representation did not show up for the meeting. The Planning Board reviewed the application and made an initial list of items that will be required from the applicant, starting with a sketch plan. Discussed items are listed on the Review Results and a copy will be mailed to the applicants address on the application.

Board Actions

No actions taken.

Rezoning Request from J. Ronald and Marilyn Cicero for property at 2230 Cayuga Drive Extension, Niagara Falls, NY 14304. Property located within the NFB Overlay District. The property currently has an operating restaurant, and includes 3 parcels and has C-1, R-2, and R-3 zoning within. Applicant is requesting the entire property to be rezoned as C-1. The property is within the Niagara Falls Boulevard Overlay District. This property is not scheduled to be re-zoned under the Town's planned re-zoning of that District.

Motion made and seconded to Recommend to the Town Board, to Approve the re-zoning of the 3 parcels from R-2 & R-3 to C-1. This action is in accordance with the Niagara Falls Boulevard Overlay District and the Comprehensive Plan.

Next meeting: July 6th, 2016

Motion made by D. Proefrock, Seconded by R. Muscatello to adjourn the meeting. Motion unanimously carried.

Respectfully Submitted,
Michael Polek, Secretary