



TOWN OF WHEATFIELD
NIAGARA COUNTY
2800 CHURCH ROAD
NORTH TONAWANDA, NEW YORK 14120-1099
www.wheatfield.ny.us

Robert B. Cliffe
Supervisor
716-694-6680

Kathleen M. Harrington-McDonell
Town Clerk
716-694-6440

Office of Zoning Board of Appeals
Minutes of Meeting
September 6, 2016

Schaffer called the meeting to order at 6:45pm.
Members present: Milleville, Retzlaff, Schaffer, and Canada
Absent: McIntyre

The following hearings were scheduled for September 20th:

7:05 pm: Samuel Prezioso requests an area variance for lot #149.03-1-88, located at 4000 Slusaric Road, for the construction of roof to an existing shed. The proposed roof will be less than 10ø from an accessory structure (pool).

7:20 pm: Jason and Dawn Krupczyk request a flood prevention law variance for lot #164.03-1-12, located at 7124 Townline Road for the construction of a polebarn.

Public Hearings Held / Interpretations

6:50 pm: Catalanoø Welding requests an area variance for lot #146.00-1-10.2, located at 2221 Niagara Falls Blvd., for the installation of a 65ö x 80ø wall sign. The sign is approximately 433 sq. ft.

Applicant was represented at the hearing by Debbie Massey from Fast Signs. The size of the sign being requested is driven by Catalanoø Weldingø desire to cover the second story windows of the facility. Windows are in disrepair and the installation of the sign is cheaper than the replacement of the windows.

The ZBA discussed the coverage and blockage of the second story windows. The board wanted to ensure that blocking the windows will not create any building code violations. Before the sign can be installed it would need to be reviewed by the building department.

Applicant did not seek a variance for a freestanding sign as the landlord does not wish to have additional signs on the parcel.

Sign would have no lights.

Findings per NYS requirements:

1. Yes, applicant could install a smaller sign and replace the windows. There is limited benefit to the town with that approach.
2. No, the sign will likely improve the look of the building. The building is setback from the road and therefore the sign will not create any significant distractions. The sign is not visible from most of Niagara Falls Blvd.
3. Yes, it is a significant increase in the permitted size. There is very little visual impact.
4. No environmental impact or neighborhood objection.
5. Yes, it is a self-created hardship.

A motion to approve the variance was made by Schaffer and seconded by Milleville, with the conditions that the area of the sign containing the printed message can be no larger than 220 sq. ft. **and** that the installation of the sign must first be reviewed by the Building Department for any other potential building code issues.

Ayes: Unanimous

General Business

Meeting schedule: September 20th @ 7:00pm

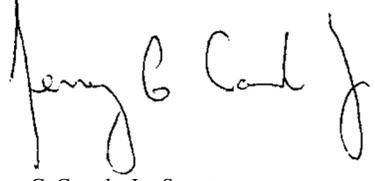
A motion to approve August 22th minutes was made by Retzlaff, seconded by Schaffer.

Ayes: Schaffer, Canada, Retzlaff

Abstain: Milleville

A motion to adjourn was made by Retzlaff and seconded by Milleville.
Ayes: Unanimous

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jerry G. Canada, Jr." with a stylized flourish at the end.

Jerry G. Canada, Jr., Secretary
Zoning Board of Appeals

cc: Council members, Town Clerk, Building Inspector, Planning Board, Town Attorney, Town Supervisor