

October 19, 2016

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall at 7:05 p.m. by Chairman Walt Garrow.

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

Summary of Agenda

Moved by M. Germann, Seconded by R. Muscatello to approve the minutes of October 5, 2016, with 1 spelling correction. Motion unanimously carried.

Agenda Item

Site Plat Change for Dr. Vigna medical offices, 6941 Williams Rd, Niagara Falls, NY 14304. The applicant returned to the Planning Board to change the property owner name for the project from Dr. Vigna to Pintosa, LLC. The new owner is Dr. Vigna's wife. The site plans had been previously approved on September 7th, 2016.

Board Actions

Motion made by W. Garrow and Seconded by M. Germann to approve the Site Plan property owner name change.

Voting Results: Yeas: Muscatello, Proefrock, Germann, Garrow, Polek. Nays: none. Abstentions: none. Motion carried. The review results were resigned with a correction date of October 5, 2016 being noted.

Other Board Business

The PB discussed the current draft Solar Code and agreed to provide comments at the next planning board meeting after further review of the document. It was also decided to discuss the Niagara Falls Boulevard Overlay at the next meeting.

The PB discussed the Colton RV parking lot expansion project that was approved on July 6th, 2016. The owner agreed to a condition of approval, that the wrought iron fencing along NFB would be continued to address outstanding commitments from a 2006 planning board approval that was never full-filled. The outstanding fence commitments were agreed to be completed by October 1, 2016 and they have not been started.

The Planning Board continued working on amendments to the Site Plan Guidelines dated 2013. Changes made from the last planning board meeting were reviewed and additional changes were discussed.

Motion made by R. Muscatello, Seconded by D. Proefrock to adjourn the meeting at 8:15 p.m. Motion unanimously carried. Next meeting: November 2nd, 2016

Respectfully Submitted,
Michael Polek, Secretary