

November 16, 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 Cliffe; members of the public.

Moved by D. Proefrock, Seconded by R. Muscatello to approve the minutes of November 2, 2016 as presented. Motion unanimously carried.

#### Summary of Agenda

**Woodlands Patio Homes Development** – Forest Parkway, Woodlands Corporate Center Expansion, Wheatfield, NY. Sketch plan review on proposed construction of a new patio home development to include potentially 61 patio homes. The site is 24-25 acres and is zoned M-1. The applicant is requesting re-zoning to PUD which matches adjacent property. Project details were discussed. There was a discrepancy between the conceptual plan and the patio home plan regarding the density determination utilizing R-1 zoning requirements. The Planning Board discouraged use of a cul-de-sac and alternative designs were discussed. The Planning Board will schedule a joint meeting with the Town Board at the appropriate time concerning the PUD. The applicant requested to be present at that meeting.

#### Action

None

**Cell Tower Installation** – 6571 Shawnee Road. – Site Plan Review. The applicant last came before the planning board on June 1, 2016. Site plan changes made prior to that meeting were discussed including movement of the tower and a lowering of the height of the tower. The Review Results from the June 1<sup>st</sup> meeting were reviewed with the applicant and outstanding requirements were discussed. Since that meeting a third party consultant confirmed that the cell tower could not be moved to a County water tower because it would create signal gaps. The main purpose of the applicant's appearance was to schedule the Special Use Permit Public Hearing which has to be held before a determination can be made on SEQ. R.

#### Action

PB scheduled a Special Use Permit Public Hearing for Horvath Communications, 312 Colfax Avenue, South Bend, IN. Project is to install a new cell tower, at 6571 Shawnee Road, North Tonawanda, NY. Total height of the proposed tower would be 164 feet. Town Code permits 100 feet in elevation so a Special Use Permit is required. The hearing is scheduled for 7:05 pm, December 7th, 2016.

**Next meeting:** December 7, 2016

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

Respectfully Submitted - Michael Polek, Secretary