

January 3, 2018

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: Walt Garrow, Melissa Germann, Michael Polek and Donald Proefrock. Also Present: Tim Zuber - Town engineer Wendel; members of the public; members of the Green Space Focus Group of the Task Force.

Moved by M. Germann, Seconded by D. Proefrock to approve the meeting minutes of December 20th, 2017. Motion unanimously carried.

Summary of Agenda

Nick Prohaska – 3269 Craig Drive, Commercial Vehicle Parking Permit Hearing. Chairman Garrow opened the Hearing at 7:05 PM. The applicant discussed his plans for parking the commercial vehicle at his residence. Residents from Craig Drive and Nash Road spoke expressing their approval and dis-approval for the permit. Chairman Garrow closed the public comment period at approximately 7:25 PM after all persons were heard. The Planning Board received an opinion from the Town's attorney regarding the project and the definition of Home Occupation in the Town's Zoning Code. The home business associated with the vehicle is affecting the character of the neighborhood and the commercial activity and visibility are inconsistent with residential code.

Action

Motion made W. Garrow and Seconded M. Germann to disapprove the Commercial Vehicle Parking Permit. Voting Results: Yeas: Proefrock, Garrow, Germann, Polek. Nays: none. Motion carried.

Driftwood Suites – 2754 Niagara Falls Blvd, Sketch Plan Review. Proposed construction of a 20 unit hotel with parking. Additionally, an indoor pool is to be constructed on the end of an adjacent building that is associated with the property owner's hotel complex of buildings. The applicant came before the Planning Board on May 3rd, 2017, with a sketch plan for the demolition of a 1 story hotel room structure on the other side of the motel complex, replaced with the construction of a 3 story hotel structure. That plan is on-hold and will not be pursued as previously proposed. This proposed sketch plan was reviewed with the applicant.

Action

No action taken.

Other Board Business

Richard Muscatello resigned from the Planning Board. The board expresses their appreciation for decades of impeccable service and respectfully acknowledges his retirement.

Town Board Appointments for 2018: Don Proefrock was reappointed member of the Wheatfield Planning Board, term ending December 31, 2022; Walt Garrow was reappointed Chairman of the Wheatfield Planning Board for the year 2018. Susan Eberwein was appointed to the Planning Board, term ending December 31, 2019.

The Planning Board adopted its schedule for calendar Year 2018. The schedule will be posted to the Town's website. The Wheatfield Planning Board meetings for CY 2018 will be held on the first and third Wednesdays of the month, beginning at 7 PM in the first floor Council Chambers, , Town Hall building. Exceptions: the months of July and August, where only one monthly meeting will be held.

These meetings will be conducted on the second Wednesday for both July and August. As needed, all regular meetings will be preceded by a Tuesday morning work session to be held in the Building Department, scheduled at 9 AM. Planning Board members attend the work sessions on a volunteer basis. No decisions are made at the work sessions and they are open to the public. Motion made by W. Garrow, Seconded by M. Polek to approve. Motion carried.

Motion made by M. Polek, Seconded by D. Proefrock to appoint Melissa Germann, Vice-Chair of the Planning Board for the CY 2018. Motion carried.

Motion made by W. Garrow, Seconded by D. Proefrock to appoint Michael Polek, Secretary of the Planning Board for the CY 2018. Motion carried.

All members of the Wheatfield Planning Board have met or exceeded their minimum required four (4) hours of Continuing Education Units (CEU) for CY 2017, per New York State Law. Authenticated copies of the CEUs are on file with the Town Human Resources professional and possessed by each Planning Board member.

The Planning Board met with members of the Green Space Focus Group of the Task Force and discussed the creation of Community Facilities Districts.

Next meeting: January 17, 2018

Motion made by W. Garrow, Seconded by M. Polek to adjourn the meeting at 8:45p.m. Motion unanimously carried.

Respectfully Submitted
Michael W. Polek, Secretary