

January 4, 2017

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 (near the end).

Moved by M. Germann, Seconded by D. Proefrock to approve the minutes of December 21, 2016 after one change being made. Motion unanimously carried.

Summary of Agenda

There were no agenda items for tonight's meeting.

Board Business & Discussion Topics

- The board reviewed and updated board files to include: Planning Board members contact information, Planning Board member term limits and the 2017 Planning Board meeting schedule. Annual Planning Board motions regarding procedural items and internal board appointments will be conducted at the next Planning Board meeting which is after the next Town Board meeting where Planning Board appointments will be made.
- The updated site plan guidelines checklist has been reviewed by the Town's attorney with no issues. The revised document will be placed onto the Town's website. The major subdivision and minor subdivision guidelines will be updated CY 2017.
- Summit Outlets sports complex requested a letter from the Town stating that their Site Plan was approved with listed conditions. The letter was for National Grid who requested such a letter prior to designing the electrical services for the project. The Town attorney provided a letter to Summit Outlets.
- The board discussed developing a policy for properties within the Town that feel they are grandfathered from existing Town Codes but do not have proof of it. A suggestion was to advertise the policy and have any properties declare their status in writing for their future protections. It was agreed that the Town attorney and the Towns Building Department needed to be involved with a policy if pursued.
- There was discussion about the New Conservation Subdivision Law and whether it affected PUDs.
- The remediation by the NYSDEC at the Town's landfill last year was discussed and questions arose whether remaining contamination could be transporting in groundwater. Supervisor Cliff stated that the NYSDEC informed him that they would be performing additional sampling at the Site soon. No dates were given.

- Richard Muscatello discussed runway protection and the Airport Protection Law. There are no construction guidelines in the law. Discussion was whether the IDA guidelines or the FAA regulations should be used. Suggestion was to review a potential guidance list for inclusion in the Airport Protection Law.
- Due to a request from the Aubrey Way Subdivision applicant, the next Planning Board meeting will be attended by the Town Board and the Water, Sewer and Highway departments. All parties will be present to discuss and resolve outstanding design issues with the project.

Next meeting: January 18th, 2017

Motion made by R. Muscatello, Seconded by M. Polek to adjourn the meeting at 8:24 p.m.

Motion unanimously carried.

Respectfully Submitted
Michael Polek, Secretary