

January 8, 2020

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall at 6:30 p.m. by Chairman Walter Garrow.

Present: Susan Eberwein, Walter Garrow, Melissa Germann, Michael Polek and Don Proefrock. Also present: Tim Zuber, Town Engineer, Wendel; member of the public.

Moved by S. Eberwein, seconded by M. Germann to approve the meeting minutes of December 4th, 2019 with 2 amendments. Motion approved unanimously.

COMMUNICATIONS:

New York State Planning Association dues bill. Motion to approve payment by Walter Garrow, seconded by Melissa Germann. Motion approved unanimously.

SUMMARY OF AGENDA:

Sketch Plan Review – Ovest Development Co. – Private Club – 2609 Niagara Falls Boulevard. Reviewed the sketch plan for the development of a members only private club and office to be used for private parties which is before the board because of the change of use/occupancy. There will be no bar and no kitchen. Food and alcohol can be brought by members or food can be catered. Applicant intends to purchase property. Discussed noise ordinances; DOT approval for bridge and a parking lot gate.

Action: No action taken.

Sketch Plan Review – Dimension Energy LLC – Solar Project – 3672 Mapleton Road. Reviewed the sketch plan for a 14 acre utility grade, 4 megawatt lithium ion battery solar field. The panels are a fixed solar array. An easement is required and also requires a Special Use Permit. Discussed set back requirements and landscaping requirements. This project will have commercial size batteries on-site for the storage of electricity.

Action: No action taken.

Sketch Plan Review – Woodstream Landing Townhouses and Apartments – Sawyer Drive. Reviewed the sketch plan for 6 - 12 unit townhouses and 2 - 8 unit apartments with dog park and trails. Discussed flood plain and wetland impacts and limitations. There will be a private road and driveway but the water service will be owned and maintained by the Town. Also discussed parking requirements and feedback from Fire Advisory Board and Fire Department along with possible impacts to military base.

Action: No action taken.

Site Plan Review – Custom Covers & Canvass Storage Building – 2934-2946 Niagara Falls Boulevard. Reviewed the site plan and site plan checklist for the development of a new 45 x 100 storage building. Project is before the Planning Board because of size. Discussed

verification of property ownership and setbacks. Applicant will need approval from Fire Advisory Board and Fire Department.

Action: No action taken.

OTHER BOARD BUSINESS:

The following documents were reviewed by the Planning Board and acknowledged:

Planning Board 2020 Schedule

Planning Board Member Contact Information

Schedule of Planning Board Member Appointments

2019 Planning Board Member Attendance List

2020 Board Positions:

Chairman and Secretary – At the Town Board meeting on January 8th, 2020, Walt Garrow was re-appointed as chairman and Francine Boore was re-appointed as secretary.

Vice Chairman – Moved by W. Garrow, seconded by M. Polek to re-appoint Susan Eberwein as vice chairman. Motion approved unanimously.

Assistant Secretary - Moved by W. Garrow, seconded by S. Eberwein to re-appoint M. Polek as assistant secretary. Motion approved unanimously.

Next meeting: January 22, 2020.

Motion made by D. Proefrock, Seconded by M. Polek to adjourn the meeting at 8:45 PM. Motion carried.

Sincerely submitted,
Francine Boore - Secretary