

January 17, 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, and Susan Eberwein. Also Present: Tim Zuber - Town engineer Wendel; members of the public.

Excused: Michael Polek – job conflict and Don Proefrock – medical issues.

No motion to approve minutes; there were not enough members from the previous meeting in attendance to approve the minutes. Therefore, the minutes from January 3, 2018 will be discussed and approved at the next meeting.

Summary of Agenda

Dollar General – 2366 Niagara Falls Blvd – Sketch Plan Review. Reviewed the sketch plan for the proposed construction of a new 9100 sq ft building to house a new Dollar General store with associated parking and infrastructure.

Action

No action required by the Planning Board.

Anchor Motel – 2332 River Rd – Sketch Plan Review. Reviewed the sketch plan for the proposed construction of an addition, approx. 528 sq ft, to an existing building on the motel property. Several issues were identified during this review that the Planning Board has requested that the Zoning Board of Appeals review for their interpretation.

Action

No action required by the Planning Board.

Big Thunder Brewery – 6929 Williams Rd – Sketch Plan Review. Reviewed the sketch plan for the proposed conversion of the existing Toy R Us store into a brewery and sports bar and to create an outdoor lounge building and volleyball courts.

Action

No action required by the Planning Board.

Niagara International Sports and Entertainment – 6929 Williams Rd – Sketch Plan Review. Reviewed the sketch plan for the proposed construction of two fully enclosed metal building sport facilities with connecting breezeway as well as connecting to the existing mall at one end. Some issues have been identified that are required to be addressed.

Action

No action taken by the Board.

Next meeting: February 7, 2018

Motion made by S. Eberwein, Seconded by M. Germann to adjourn the meeting at 9:17p.m. Motion carried.

Respectfully Submitted

Melissa Germann filling in for: Michael W. Polek, Secretary

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
 XX Sketch Plat Review Public Hearing Special Permit
 Site Plat Review Final Subdivision Plat
 Preliminary Subdivision Plat-Major Rezoning Request
 Special Use Permit Commercial Vehicle Parking Permit

Site Plat Date – January 3, 2018

Review Date: January 17, 2018

2. **Development Specifics: Dollar General**
- a. Property Identification & Location – 2366 Niagara Falls Boulevard, Niagara Falls, NY, 14304.
 - b. Owner(s) Name(s), Address & Phone No. – Barry Randall-Moll, 6154 Walmore Road, Sanborn, NY, 14132. Ph: Not provided.
 - c. Developer (when different) Name, Address & Phone No. – The Zaremba Group, 14600 Detroit Avenue, Suite 1500, Lakewood, OH, 44107. Ph: 216-226-2140
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as developer.
 - e. Development Details (Explain) – Construct a 9,100 ft² Dollar General Store with parking.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Property is zoned C-1.
 - b. Currently, land use of site is a residential single family home with garage surrounded by agricultural to the south, east and west, and commercial to the north.
 - c. Proposal is an allowed use.
 - d. Property is in a floodplain. Will require a Floodplain Development Permit as well as an Engineering study.
 - e. Conservation Area Determination: need contours, how far is building from top of bank; there is an application to complete for the Conservation Area determination. See also the Town Zoning code.
 - f. Complete the Site Plan checklist. Check list provides details required for Planning Board review.
 - g. Proposal is a 9,100 sq ft building, which requires 54 parking spaces (6 spaces for every 1,000 sq ft of building). Include in the Plan for the spaces for 54 spaces but indicate on the Plan the construction of a minimum of 30. Another option is to seek a variance from the Town Board for a reduction in parking spaces. A variance from the Town Board requires proof of the reason for a reduction in parking spaces.
 - h. Highway setback is 65 feet. The current plan indicates 41 feet. See Section 200-23, Town of Wheatfield Zoning code.
 - i. SWPPP- required if disturbing greater than an acre of land.
 - j. Landscaping required. See Site Plan checklist.
 - k. Airport overlay: require building height as well as contact with the FAA.
 - l. Contact neighbor for opinion about proposal.
 - m. Neighbor buffer/fencing will also be reviewed.
 - n. Provide proof of ownership of the property. A letter, dated 12/28/17, is in the file, which permits the Zaremba Group to seek Site Plan approval from the current owners.
 - o. Base map requirement: Provide a Plan that indicates the current conditions. See also Site Plan checklist.

4. **Planning & Zoning Board Action:**

No action taken.

Authentication:

Planning & Zoning Board Representative	January 17, 2018 Date	Owner/Representative Signature
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Distribution:	Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder
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TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
 XX Sketch Plat Review Public Hearing Special Permit
 Site Plat Review Final Subdivision Plat
 Preliminary Subdivision Plat-Major Rezoning Request
 Special Use Permit Comm. Vehicle Parking Permit

Application Date – xxx

Review Date: January 17, 2018

2. **Development Specifics: Anchor Motel Expansion**
 a. Property Identification & Location – 2332 River Road, Niagara Falls, NY, 14304.
 b. Owner(s) Name(s), Address & Phone No. – Kathy and Amir Hassan, same address. Phone: 716-400-5819.
 c. Developer (when different) Name, Address & Phone No.: Same.
 d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. -
 e. Development Details (Explain) – Construction of an addition approx 528 ft² office building at the existing motel.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
 a. Property is zoned R-2.
 b. Current use of the site is an existing motel and single family dwelling.
 c. Note: proposal (existing building to be remodeled) is within the 65' setback from River Rd. May need State DOT review because of possible encroachment.
 d. New addition appears to be behind the 65' setback line. Issue raised at the Planning Board meeting that needs interpretation by the Zoning Board of Appeals.
 i. The Planning Board recommends a Zoning Code interpretation by the Zoning Board of Appeals prior to moving forward with the Site Plan.
 e. Non-conforming use: 25% expansion – this appears to be 39% and/or 50% of property value. See also Article V and Article XII of the Town Zoning Code.
 i. The Planning Board recommends a Zoning Code interpretation by the Zoning Board of Appeals prior to moving forward with the Site Plan.
 f. Other question raised: Is the supporting posts of existing building the building setback or is the exterior wall the setback? Applicant states that current plans indicate that nothing will be forward of the existing foundations/roof line.
 i. The Planning Board recommends a Zoning Code interpretation by the Zoning Board of Appeals prior to moving forward with the Site Plan.
 g. This proposal (eating area in existing building) is not a restaurant, it is meant for motel patrons.
 h. Complete the Site Plan checklist.
 i. Landscaping to be added.
 j. Calculate parking – residential inn keepers accommodations as well as the motel.

4. **Planning & Zoning Board Action:**

No action taken.

Authentication:

	Jan. 17, 2018	
Planning & Zoning Board Representative	Date	Owner/Representative Signature
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TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
 XX Sketch Plat Review
 Site Plat Review
 Preliminary Subdivision Plat-Major
 Special Use Permit
- Public Hearing Special Permit
 Final Subdivision Plat
 Rezoning Request
 Commercial Vehicle Parking Permit

Site Plat Date – September 23, 2017

Review Date: January 17, 2018

2. **Development Specifics: Big Thunder Brewery and Sports Bar**
- a. Property Identification & Location – 6929 Williams Rd (Summit Park Mall), Niagara Falls, NY 14304.
 - b. Owner(s) Name(s), Address & Phone No. – Summit Outlet L.P., 6929 Williams Rd, Niagara Falls, NY 14304.
 - c. Developer (when different) Name, Address & Phone No. – Jonathan E-Bennett Architecture, 104 Evans Street, Lockport, NY, 14094. Ph: 716-438-7940.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as developer.
 - e. Development Details (Explain) – Sketch Plan for the conversion of the existing toys-r-us store into a brewery and sports bar and to create outdoor lounge building and volleyball courts.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Complete Site Plan checklist.
 - b. Include Landscaping, including height and types of trees.
 - c. Airport Overlay, Contact FAA; require heights of water tower (28') and entry peak (approx. 45').
 - d. Project will require a variance for any roof/building heights in excess of 40'.
 - e. Utility easement and its impacts. Applicant to verify easement with utility and resolution to be included with Site Plan application.
 - f. Applicant has discussed proposal with Building Dept for any fire code issues.
 - g. Change in roads and traffic pattern? Submittal of Site Plan to specify/show change in roads and the traffic pattern.
 - h. Overall parking Master plan required. Require a total calculation of all parking spaces.
 - i. Identify the reconfiguration of the handicapped parking.
 - j. A Public Informational meeting (for both projects) to be scheduled.
 - k. All new lighting to be dark sky friendly.
 - l. Will require Niagara County Planning Board review.
 - m. Greater than an acre of disturbance will require a SWPPP preparation.

4. **Planning & Zoning Board Action:**

No action required.

Authentication:

Planning & Zoning Board Representative	<u>Jan 17, 2018</u> Date	Owner/Representative Signature
Distribution: Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
- | | | |
|----|------------------------------------|-----------------------------------|
| XX | Sketch Plat Review | Public Hearing Special Permit |
| | Site Plat Review | Final Subdivision Plat |
| | Preliminary Subdivision Plat-Major | Rezoning Request |
| | Special Use Permit | Commercial Vehicle Parking Permit |

Site Plat Date – September 23, 2017

Review Date: January 17, 2018

2. **Development Specifics: Niagara International Sports & Entertainment Center (N.I.S.E.)**
- a. Property Identification & Location – 6929 Williams Rd (Summit Park Mall), Niagara Falls, NY 14304.
 - b. Owner(s) Name(s), Address & Phone No. – N.I.S.E.
 - c. Developer (when different) Name, Address & Phone No. – Jonathan E-Bennett Architecture, 104 Evans Street, Lockport, NY, 14094. Ph: 716-438-7940.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as developer.
 - e. Development Details (Explain) – Construct 2 – fully enclosed metal building sports facilities with connecting breezeway/restrooms, 36' high x 240' w x 400' long. Connecting also to existing mall at one end.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Planning Board approval is required prior to any future parking being constructed on the property.
 - b. Applicant to meet with the Zoning Board of Appeals (ZBA) for the proposed height of structures. Buildings will be 75' in height.
 - c. For the Airport Overlay, please contact the FAA.
 - d. Applicant to submit plans to the applicable Fire Dept and the Fire Advisory Board.
 - e. A SPDES permit will be required.
 - f. Plans for construction traffic will be minimized to the extent possible. Wendel will verify if a bond is needed for Plaza Drive and associated public traffic routes, to address possible heavy truck traffic.
 - g. The Planning Board recognizes the functions inside the mall that support the sport building activities.
 - h. The Planning Board recognizes that there will be landscaping changes required for SPDES.
 - i. Wetland disturbance will require approval from Army Corp of Engineers.
 - j. Lighting, security and fencing to be shown on Site Plan.
 - n. A Public Informational meeting (for both projects) to be scheduled.
 - k. Landscaping to be shown on the Site Plan.
 - l. Project is ongoing; therefore a base map is not required.
 - m. Applicant will need to go thru the Site Plan review process.
 - n. Property is zoned C-1.
 - o. Utility easement and its impacts. Applicant to verify easement with utility and resolution to be included with Site Plan application.
 - o. Need entrance for traffic? It is anticipated that the majority of traffic will come from Williams Road but there may be some traffic coming from Plaza, Lancelot and Sawyer drives.
 - p. Change in roads and traffic pattern? Submittal of Site Plan to specify/show change in roads and the traffic pattern.
 - q. Overall parking Master plan required. Require a total calculation of all parking spaces as well as outlining what is required/needed for this project.
 - r. Identify the reconfiguration of the handicapped parking.
 - s. All new lighting to be dark sky friendly.
 - t. Will require Niagara County Planning Board review.

Development Specifics: Niagara International Sports & Entertainment Center (N.I.S.E.)

4. Planning & Zoning Board Action:

No action taken.

Authentication:

Planning & Zoning Board Representative
Distribution: Town Clerk
Town Assessor
Enforcement Office

Jan 17, 2018
Date
Building Department
Town Attorney
Applicant

Owner/Representative Signature
Town Board Members
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