



TOWN OF WHEATFIELD
NIAGARA COUNTY
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Office of Zoning Board of Appeals
Minutes of Meeting
February 7, 2017

McIntyre called the meeting to order at 7:00pm.
Members present: McIntyre, Milleville, Schaffer, and Canada
Absent: Retzlaff

The following hearing(s) were scheduled for March 1st:

7:05 pm: Bradley and Susan Milleville request two area variances for lot #148.00-1-64, located north of 6665 Nash Road, 1) for the construction of a single family home with a 300øto 400øsetback from the road and 2) the construction of a pole barn to be located in front of the primary dwelling.

Public Hearings Held / Interpretations

7:05 pm: Niagara Medical Center/Pintosa, LLC requests an area variance for lot #161.00-1-12, located at 6941 Williams Road, for the installation of an illuminated pole sign with a signage area greater than the permitted maximum of 50 sq. ft.

Joe Reinhart, Ulrich Signs, was present to represent the applicant.

Extra square footage on top of sign will address and name of facility. Entire sign will be backlit. Planning Board review and recommended a pole sign, but not comment on the size of the sign.

Findings per NYS Requirements:

1. Yes, applicant could install a smaller sign, but the alternative sign is not nearly as attractive as the proposed sign or useful (proposed sign has a large street address on top to enhance visibility).
2. Sign conforms to others in the neighborhood. The parcel has significant frontage. The area has a large number of medical offices and facilities.
3. No.
4. No negative environmental impact. Sign will enhance the area and improve driver safety by making address of building clearly visible.
5. Yes, it is a self-created hardship.

General Business

Meeting schedule: March 1st @ 7:00pm
March 20th @ 7:00pm

A motion to approve December 20, 2016 minutes was made by Schaffer, seconded by McIntyre.

Ayes: Unanimous

A motion to approve January 3, 2017 minutes was made by McIntyre, seconded by Milleville.

Ayes: Unanimous

A motion to adjourn was made by Canada and seconded by Milleville.

Ayes: Unanimous

Respectfully submitted,

Jerry G. Canada, Jr., Secretary
Zoning Board of Appeals