

February 7, 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: Susan Eberwein, Walt Garrow, Melissa Germann, Michael Polek and Donald Proefrock. Also Present: Tim Zuber - Town engineer Wendel; member of the public.

Moved by M. Germann, Seconded by D. Proefrock to approve the meeting minutes of January 3rd, 2018. Motion unanimously carried.

Moved by D. Proefrock, Seconded by M. Germann to approve the meeting minutes of January 17th, 2018. Motion unanimously carried. Abstentions: Polek, Proefrock.

Summary of Agenda

Voss Manufacturing – 2345 Lockport Road, Site Plan Review for a building addition. Proposed construction of a 26,200 ft² pre-engineered steel building addition. Chairman Garrow reviewed the review results from the applicant's last visit before the planning board and all items had been addressed. Some conditions were agreed upon and documented in the review results to include verification that the Fire Advisory Board is in agreement with the applicant's responses to their comments and that if future proposed parking will need to be constructed, that the applicant will have to return to the Planning Board to address storm water regulations.

Action

Motion made M. Germann and seconded M. Polek: In accordance with the SEQR requirements, the Planning Board has reviewed Part 1 of the EAF and information submitted by the applicant, completed Part 2, and evaluated the impacts in Part 3 and have determined that the proposed Voss Manufacturing Addition project at 2345 Lockport Road will not have a significant adverse impact on the environment and therefore issues a Negative Declaration. The Planning Board authorizes the Chairman to sign the EAF.

Voting Results: Yeas: Eberwein, Garrow, Germann, Polek, Proefrock. Nays: none. Motion carried.

Motion made M. Germann and Seconded S. Eberwein to approve the Site Plan with the above noted conditions and Town Engineering review.

Voting Results: Yeas: Eberwein, Garrow, Germann, Polek, Proefrock. Nays: none. Motion carried.

Gardner Trucking and Storage – 3649-3655 Lockport Road, Sketch Plan Review. Proposed construction of a contractor's storage building, a building for self-storage units and an outdoor storage area. The project was presented by the applicant and it was discussed. The applicant requested a legal interpretation to Town Code Section 200-23 to determine whether they meet an exemption to setback requirements from Lockport Road. The Town's Site Plan Checklist will be utilized.

Action

No action taken.

Next meeting: February 21, 2018

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 8:37p.m. Motion unanimously carried.

Respectfully Submitted
Michael W. Polek, Secretary

