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 ft<sup>2</sup> 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

# TOWN OF WHEATFIELD PLANNING & ZONING BOARD Site Review Process Results

1. Type of Review ("X" one):

Sketch Plat Review

XX Site Plat Review

Preliminary Subdivision Plat-Major

Special Use Permit

Public Hearing Special Permit Final Subdivision Plat Rezoning Request

Comm. Vehicle Parking Permit

Review Date: February 7, 2018

Site Plat Date – January 2018

## 2. Development Specifics: Voss Manufacturing Addition

a. Property Identification & Location – 2345 Lockport Road, Sanborn, NY 14120.

- b. Owner(s) Name(s), Address & Phone No. Voss Manufacturing, 2345 Lockport Road, Sanborn, NY, 14120. Phone: 716-731-5062. c/o Tom Kammere, General Manager.
- c. Developer (when different) Name, Address & Phone No.: Calamar BradGriffiths & Richard Gann, 3949 Forest Parkway, Suite 100, Wheatfield, NY 14120. Phone No. 716-693-0006.
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. APEX Consulting, 102 East Avenue, Lockport, NY 14094. Phone No. 716-439-0188
- e. Development Details (Explain) Construction of 26,200 ft<sup>2</sup> pre-engineered steel building addition, 19,200 ft<sup>2</sup> and 7000 ft<sup>2</sup> sections.

## 3. Planning & Zoning Board Mandated Conditions/Recommendations:

- a. The Site is zoned C-1 and the current land use of the site is manufacturing and agriculture. Uses in the new buildings will include storage and assembly, a painting room and bathrooms.
- b. The height of the buildings will be less than 30'. A building rendition was submitted.
- The construction will be completed in one phase. Construction schedule is to be completed by summer of 2018.
- d. The site is located within the Airport Protection Area. A determination from the FAA was submitted stating no issues. There will be no flammable solvents at the site.
- e. It is anticipated that approximately 4-5 jobs will be created.
- f. The property currently has 70 parking spaces. An additional 52 will be added and 38 will be shown as proposed and can be constructed in the future if needed.
- g. The project currently disturbes .98 acres. If the proposed parking is to be built in the future, the 1 acre threshold for State storm water regulations will be exceeded, and the applicant will have to return to the Planning Board to address those regulations.
- h. A new 6" water line with hydrant will be installed off of the 10" main along Lockport Road. The existing gravel road/drive will be utilized that can support fire trucks and delivery vehicles.
- i. Fire code review was provided by the building department. No issues identified. The Fire Advisory Board (FAB) provided 2 comments/recommendations: 1) Will the building be sprinkled? The applicant answered no and explained that engineering design materials negated that requirement. 2) Comment regarding the location of the new hydrant and the design of the water supply line. FAB recommended that the hydrant be moved an additional 150′ north. The applicant stated that the current hydrant location is in compliance and they prefer to keep the hydrant at the proposed location. The applicant will verify these items with the Town's building inspector. A memo/email will be provided. Additionally, previously, the FAB directed the applicant that hot boxes are required.
- j. A Site Plan Review fee of \$500 is to be paid, check made out to the Town of Wheatfield.

#### 4. Planning & Zoning Board 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.

#### Authentication:

Planning & Zoning Board Representative Date Owner/Representative Signature

Distribution: Town Clerk Building Department Town Board Members Town Assessor Town Attorney File Folder

Enforcement Office Applicant

# 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 30, 2018 Review Date: February 7, 2018

# 2. Development Specifics: Gardner Trucking and Storage

- a. Property Identification & Location 3649-3655 Lockport Road, Sanborn, NY, 14132.
- b. Owner(s) Name(s), Address & Phone No. Jeff Gardner, 3655 Lockport Road, Sanborn, NY, 14132. Phone. 716-570-1608.
- c. Developer (when different) Name, Address & Phone No. Same as owner.
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. Same as developer.
- e. Development Details (Explain) Construction of a 3,000 ft<sup>2</sup> contractor's storage building, a 11,900 ft<sup>2</sup> building for self-storage units and a 42,000 ft<sup>2</sup> outdoor storage area.

# 3. Planning & Zoning Board Mandated Conditions/Recommendations:

- a. The proposed 3,000 ft<sup>2</sup> building will have offices for both the paving business and the self-storage units.
- b. The proposed 3000 ft² building does not meet the 65' set back requirement from Lockport Road. The applicant requests a legal interpretation of town code Section 200-23 to determine whether they met an exception. The applicant will obtain a variance if needed or move the building.
- c. Over 1 acre will be disturbed so State storm water regulations will apply.
- d. The Town's Site Plan Checklist will be utilized.
- e. The County will be notified about the proposed curb cuts on Lockport Road.
- f. Applicant states that all storage requirements will be in accordance with Airport Overlay requirements.
- g. Fire resistant breaks will be used in the self-storage structures to meet fire code.
- h. The retention pond is dry.

# 4. Planning & Zoning Board Action:

No action taken.

Authentication:

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

Feb. 7, 2018

Date

Owner/Representative Signature
Town Board Members
File Folder

Enforcement Office Applicant