



TOWN OF WHEATFIELD
NIAGARA COUNTY
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Office of Zoning Board of Appeals
 Minutes of Meeting
 February 12, 2018

Chairman Muscatello called the meeting to order at 7:00pm.

Members present: R.W Muscatello, Arthur Gerbec, Michael Schaffer, Arthur Kroening, and Jerry Canada

The following hearings were scheduled for February 22nd:

7:05 pm: James Scaringi requests an area variance for lot #176.06-1-23, located at 3376 Niagara Falls Blvd, to increase the size of the parcel's current sign by 25 square feet.

7:20 pm: Saint Gobain Seeded Gel Manufacturing requests an area variance for lot #146.00-10-9.22, located at 6600 Walmore Road, for the installation of a ground sign with zero set back from the right of way. The required setback for a ground sign is 15'.

7:40 pm: Jeffery and Deborah Dewey request an area variance for lot #163.18-3-14, located at 7167 Marigold Drive, for the construction of a first floor addition having two points that do not meet the 10' minimum side yard setback.

7:55 pm: Historical Society of North German Settlements requests an area variance for lot #147.15-1-7, located at 2549 Niagara Road, for the installation of a ground sign with zero set back from the right of way. The required setback for a ground sign is 15'. The proposed location of the sign is also less than the required 50' from the adjacent residential parcel.

Public Hearings Held / Interpretations

None.

General Business

A two hour training session was held from 7pm to 9pm for all members of the ZBA. Several members of the Planning Board and Building Department also participated in the training session. The training session was led by Andrew C. Reilly, PE, AJCP of Wendel Engineering. The session represents two (2) hours of Continuing Education Credits for all attendees. Copies of the ZBA attendee roster and course curriculum have been provided by the ZBA Chairman to the Town Clerk for tracking purposes.

The following process for scheduling hearings and providing notifications was established by the board:

- Cut-off date for including a hearing on a meeting agenda is the close of business on the second Friday before a ZBA meeting date.
- Secretary will provide the hearing notice to the Niagara Gazette legal ad department by the Monday prior to the meeting date. Ad will generally be published on the following Wednesday.
- Letters to parcels located nearby the scheduled hearings, for which labels are provided by the Building department, will be mailed by the Tuesday prior to the meeting date.
- ZBA members will either drive by or visit hearing sites prior to the meeting time.

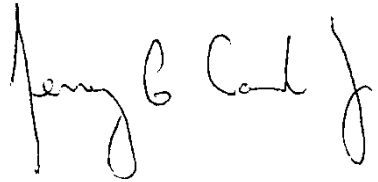
February 12, 2018 cont.

Meeting schedule: February 22nd @ 7:00pm

A motion to approve January 22th minutes was made by Muscatello, seconded by Gerbec.
Ayes: Unanimous

A motion to adjourn was made by Gerbec and seconded by Schaffer.
Ayes: Unanimous

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jerry G. Canada, Jr." with a stylized flourish at the end.

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

cc: Council members, Town Clerk, Building Inspector, Planning Board, Town Attorney, Town Supervisor