

February 21, 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, and Donald Proefrock.

Also Present: Jamie Johnson - Town engineer Wendel; members of the public.

Excused: Michael Polek

Quorum Present Noted

Moved by M. Germann, Seconded by D. Proefrock to approve the meeting minutes of February 7, 2018. Motion unanimously carried.

### **Summary of Agenda**

#### **Sketch Plan, Sanborn Distillery, 6311 Inducon Corporate Drive.**

- a. Property Identification & Location – 6311 Inducon Corporate Drive at Lockport Road, Wheatfield, NY, 14120.
- b. Owner(s) Name(s), Address & Phone No. – Leonid Safir.
- c. Developer (when different) Name, Address & Phone No. – Sanborn Distillery Corp., 620 Supertest Road, Unit #5, Toronto, Ontario, Canada, M3J2M. Phone: 416-739-9989
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – TRM Architecture, Design & Planning, PC, 448 Delaware Avenue, Buffalo, NY, 14202. Phone: 716-883-3516
- e. Development Details (Explain) – Construction of two (2) 10,000 ft<sup>2</sup> distillery manufacturing buildings and a 3,500 ft<sup>2</sup> restaurant building.

See Conditions/Recommendations for details. These were discussed in detail. They will be using farm waste like apples, fermenting, slow cooking, to make alcohol (95%). They already have commitments from local farms.

Wendel provided additional comments in the discussion.

Robert Dahlman presented for the owner.

#### **Action:**

No action taken.

#### **Sketch Plan, Heritage Structures, 3275 Niagara Falls Blvd.**

- a) Property Identification & Location – 3275 Niagara Falls Boulevard, Wheatfield, NY, 14120.
- b) Owner(s) Name(s), Address & Phone No. – Steve Christiano, CY Property Management, 3269 Niagara Falls Boulevard #4, North Tonawanda, NY, 14120. Phone: 716-523-4636.
- c) Developer (when different) Name, Address & Phone No. – Heritage Structures, 10422 Mill Road, Medina, NY, 14103. Phone: 585-735-2003.
- d) Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as developer.
- e) Development Details (Explain) – Place portable structures (storage sheds) visible to roadway for advertising. Retail sales with majority of sales April to November, but a year round display.

See Conditions/Recommendations for details.

Caleb Schlabach presented. He plans 30 units.

Action

No action taken.

**Site Plan Review, MOOG Rocket Test Facility, Wheatfield Business Park.**

- a. Property Identification & Location – 6686 Walmore Road, Niagara Falls, NY, 14304. Part of Wheatfield Business Park II.
- b. Owner(s) Name(s), Address & Phone No. – MOOG Inc., 6686 Walmore Road, Niagara Falls, NY, 14304. Contact: Tom Klementowski. Phone: 716-731-6261.
- c. Developer (when different) Name, Address & Phone No. – Same as owner.
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as owner.
- e. Development Details (Explain) – Various renovations to multiple existing buildings. Construction of new 725 ft<sup>2</sup> scrubber building, 7,595 ft<sup>2</sup> propellant storage building and 14,850 ft<sup>2</sup> site access drive.

See Conditions/Recommendations for details.

Tom Klementowski – MOOG and Dennis Hoyt – Project Engineer presented. A detailed time table was discussed and placed into the PB files.

Action:

No action taken.

**Sketch Plan, Wheatfield Gardens, 7341 Shawnee Road**

- a) Property Identification & Location – 7341 Shawnee Road, North Tonawanda, NY, 14120.
- b) Owner(s) Name(s), Address & Phone No. – Wheatfield gardens, LLC. 7341 Shawnee Road, North Tonawanda, NY, 14120.
- c) Developer (when different) Name, Address & Phone No. – Same as owner.
- d) Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. –
- e) Development Details (Explain) – Construction of a pre-fabricated steel pack house for leafy green produce processing and packaging.

See Conditions/Recommendations for details.

Mack Shelor – TROPOS Technologies presented. Two residents came and related that the proposer had a discharge that impacted a nearby pond. Duck Weed grew due to the fertilizer impact. They wanted assurances this will not happen again.

Action:

No action taken.

**Next meeting:** March 7, 2018

Motion made by Don Proefrock, Seconded by W. Garrow to adjourn the meeting at 9:30 p.m. Motion unanimously carried.

Respectfully Submitted,

Walter Garrow, Planning Board Chairman and Acting 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 –

Review Date: February 21, 2018

2. **Development Specifics: Sanborn Distillery**
- a. Property Identification & Location – 6311 Inducon Corporate Drive at Lockport Road, Wheatfield, NY, 14120.
  - b. Owner(s) Name(s), Address & Phone No. – Leonid Safir.
  - c. Developer (when different) Name, Address & Phone No. – Sanborn Distillery Corp., 620 Supertest Road, Unit #5, Toronto, Ontario, Canada, M3J2M. Phone: 416-739-9989
  - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – TRM Architecture, Design & Planning, PC, 448 Delaware Avenue, Buffalo, NY, 14202. Phone: 716-883-3516
  - e. Development Details (Explain) – Construction of two (2) 10,000 ft<sup>2</sup> distillery manufacturing buildings and a 3,500 ft<sup>2</sup> restaurant building.
3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. The property is zoned M-1 and undeveloped. This is an allowed use in M-1. (Reference Code Setback requirements.)
  - b. The project is to be phased as follows: distillery building, restaurant building, and distillery building.
  - c. The proposed distillery manufacturing buildings will be steel framed metal buildings.
  - d. They will be using farm waste like apples, fermenting, slow cooking, to make alcohol (95%). They already have commitments from local farms. Waste pulp and sugars dissolve in the process. No solid waste.
  - e. Located in Airport Zone – 1 and Town Codes for this apply.
  - f. Located in Airport Protection area. Thus, will need verification of communication with FAA and NFTA. This includes restrictions on storage, signage, ponds, lightning, etc. Lighting must be dark sky friendly.
  - g. Located in "Industrial Performance" codes. This will limit noise, vibration, dust/particulates, smoke, odor, detonatable materials.
  - h. Use and comply with Town's Site Plan Checklists and provide all required materials and verifications of communications.
  - i. Refer to Niagara County Planning Board by sending them request form. This is because of Lockport Road and requirements limiting additional access to Lockport Road from Inducon Park. This may require DOT approvals.
  - j. This will require SEQR (short form) coordinated review that includes Niagara County and Sewer Authority. Includes need for SHPO due to archeological histories.
  - k. Being over 1 acre, requires SWPP. No wet ponds are allowed on the site.
  - l. Check on allowability due to proximity to church and Horizon Treatment Facilities.
  - m. Will this comply with NFPA Codes for flammable liquids?
  - n. Parking currently looks OK.
  - o. Setback from Corporate Drive is inadequate a 22' and needs to be at least 25'.
  - p. What are the buildings' heights (single story 18 to 20 feet) and provide color concept drawings.
  - q. Provide Landscaping design.
  - r. Provide a "Base Map".
  - s. The Planning Board has requested legal opinion relative to proximity to a church and the Horizon treatment facilities. Visual blocking should be included in plans. Because of this, the Planning Board planning a Public Informational Hearing (with neighboring notification) on this.
  - t. There is a known history, in this area, of endangered species (owl).

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

No action taken.

**Authentication:**

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

\_\_\_\_\_  
Feb. 21, 2018  
Date  
Building Department  
Town Attorney  
Applicant

\_\_\_\_\_  
Owner/Representative Signature  
Town Board Members  
File Folder





that there may not be any detonable materials in the new buildings, according to the applicant. PB, with Wendel, will obtain further information on relevance and discussion with Town Board.

- iii. Need a Height Variance. This will be done through the ZBA. (Site Plans are provided, but the ZBA will need the SEQR).
- iv. Finally, the Planning Board could then decide Site Plan approval.
- p. Wendel provided a detailed time table. A copy has been entered into the PB file. Anticipated that this may conclude by 4/4/2018.

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

No action required, applicant provided a presentation and we discussed the project.

**Authentication:**

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Planning & Zoning Board Representative	Date	Owner/Representative Signature
Distribution: Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder

