

Draft Minutes – NOT Board approved at this time

March 15, 2017

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 Vice-Chair Richard Muscatello.

Present: Melissa Germann, Richard Muscatello, Michael Polek and Donald Proefrock. Excused: Walt Garrow. Also Present: Tim Zuber - Town engineer Wendel; Supervisor Cliffe.

Moved by D. Proefrock, Seconded by R. Muscatello to approve the meeting minutes of March 1, 2017 as presented. Motion unanimously carried.

Summary of Agenda

Horizon Village Young Adult Facility – 6298 Inducon Drive, Sanborn, NY. Sketch Plan Review; Special Use Permit Application. Reviewed the Sketch Plan for a proposed 16,880 ft², 25 bed young adult residential facility. The facility will be a lock down facility licensed by the NYS Office of Alcoholism and Substances Abuse Services. The property is zoned M-1 and the facility is considered an R-2 residential building. The applicant completed and submitted a Special Use Permit as required by Town code to allow the building within an M-1 area. The property and proposed facility is adjacent to and identical to another facility owned by the applicant that was completed in 2016.

Action

None.

Driftwood Suites – 2754 Niagara Falls Boulevard, Niagara Falls, NY. Sketch Plan Review. Reviewed the Sketch Plan for the proposed construction of a 3 story hotel. An existing 1 story hotel will be demolished and the new hotel will be built in its place. The new structure will be built in 3 phases and will have up to 100 units. The new building will be part of an existing multiple structure motel complex that utilizes this property and an adjacent property. The other structures have been before the Planning Board over previous years. The Planning Board requested that the applicant provide a list of changes that will be made to the properties that were changes from the last approved Site Plan.

Action

None.

Other Board Business

Hard copies of Town documents were added to the Planning Board computer cabinet located in the Town Hall, to be used as needed as reference materials at Planning Board meetings.

- Airport Protection Overlay District
- Greenspace Master Plan
- Local Waterfront Revitalization Program

Next meeting: April 5, 2017

Motion made by M. Germann, Seconded by M. Polek to adjourn the meeting at 8:26p.m. Motion unanimously carried.

Respectfully Submitted
Michael Polek, Secretary

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
 XX Sketch Plat Review
 Site Plat Review
 Preliminary Subdivision Plat-Major
 XX Special Use Permit

Public Hearing Special Permit
 Final Subdivision Plat
 Rezoning Request
 Commercial Vehicle Parking Permit

Site Plat Date – February 7, 2017

Review Date: March 15, 2017

2. **Development Specifics: Horizon Village Young Adult Facility**
 a. Property Identification & Location – 6298 Inducon Drive, Sanborn, NY, 14132.
 b. Owner(s) Name(s), Address & Phone No. – Horizon Village Inc., 3020 Bailly Avenue, Buffalo, NY, 14215. Phone: 716-831-2700.
 c. Developer (when different) Name, Address & Phone No. – same as above
 d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – same as above.
 e. Development Details (Explain) – Applicant is submitting a Special Use Permit and Sketch Plan for the construction of a 16,880 ft² single story 25 bed young adult residential facility.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
 a. All planned and unplanned activity taking place on this property must be consistent with existing health, safety and environmental ordinances and be compliant with government noise and traffic laws, in addition to other applicable governance's.
 b. The current zoning is M-1. A special use permit is required for an R-2 residential building in an M-1 zone. The permit has been completed and submitted.
 c. Niagara County Planning Board review is required.
 d. Number of employees: approximately 30.
 e. Site Plan will require Fire Advisory Board review. A copy of plans has to be sent to local fire department. Plans must meet NFPA requirements.
 f. The property is within the Airport Zone One overlay. The FAA will have to be contacted by the applicant.
 g. Construction schedule: Bid in Spring 2017, Start June 2017, 12 month construction.
 h. Lighting must be dark sky friendly and while also keeping in mind the airport guidelines.
 i. Applicant to provide copy of license for operation by the NYS Office of Alcoholism and Substance Abuse Services, for the project files.
 j. Planning Board advised applicant to add contiguous property owners to Site Plan.
 k. Applicant stated that they will be constructing a parquet at their property across the street.
 l. Average age of clients is 18-25 and they are there for 30 days to 3-4 months. The facility is a lock-down facility. The clients are not allowed to have vehicles on-site.
 m. The existing facility will share parking lot access with this facility so an access agreement between properties for shared access will be required.
 n. All drawings have to be stamped by a P.E.

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

No action taken.

Authentication:

Planning & Zoning Board Representative	<u>Mar. 15, 2017</u> Date	Owner/Representative Signature
Distribution: Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder

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 – March 7, 2017

Review Date: March 15, 2017

2. **Development Specifics: Driftwood Suites**
 f. Property Identification & Location – 2754 Niagara Falls Blvd, Niagara Falls, NY 14304.
 g. Owner(s) Name(s), Address & Phone No. – Billy Feng, 2754 Niagara Falls Blvd, Niagara Falls, NY 14304. Phone: 716-380-3262.
 h. Developer (when different) Name, Address & Phone No. – Galloping Falls Corp., same address as above.
 i. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Nussbaumer & Clark, Inc., 3556 Lake Shore Road, Suite 500, Buffalo, NY, 14219. Phone: 716-827-8000.
 j. Development Details (Explain) – Application for Sketch Plan for the proposed construction of a 3 story hotel.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
 a. Existing 1 story motel will be demolished and a new 3 story facility built in its place. The new structure will be built in up to 3 phases, probably from South to North. New structure will have up to 100 units.
 b. Plan shows 102 parking spaces. Board requests applicant to show parking calculations on next plan.
 c. The property is within the Airport Zone One overlay. The FAA will have to be contacted by the applicant. Applicant states maximum building height will be 35'.
 d. Site Plan will require Fire Advisory Board review. A copy of plans has to be sent to local fire department. Plans must meet NFPA requirements. The building will be sprinkled.
 e. The new entrance is designed to be 18' wide. It will be one way. Board requested for that to be placed onto drawings along with anticipated traffic signs.
 f. Permission will be needed from the combined property owner for access, parking, etc...
 g. The NE corner of the proposed building does not meet the 65' setback requirement from the NFB Right-Of-Way.
 h. Applicant states that they plan to have the rear portions of both properties re-zoned to C-1.
 i. Applicant states that the widening of NFB by NYSDOT will not affect the project. The Board requests written confirmation from the State.
 j. Applicant will have to submit lighting plan, landscaping plan and sign details. Dumpster and snow plowing placement areas are to be shown on next drawings.
 k. Board requests more than a landscaping buffer along the South end of the property. Requesting a high quality fence in addition to landscaping.
 l. Disturbance is greater than 1 acre so State Storm Water Permit will be required. Site has to also meet Town Storm Water requirements, pre-10/post-25 detention.
 m. The parking lot along Niagara Falls Blvd. (NFB) does not fit well with the NFB Overlay District requirements. Building and Site rendering is required.
 n. Board requests applicant to provide a list of changes that will be made to the properties that were changes from the last approved Site Plan.

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

No action taken.

Authentication:

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

Mar. 15, 2017

 Date
 Building Department
 Town Attorney
 Applicant

 Owner/Representative Signature
 Town Board Members
 File Folder