



TOWN OF WHEATFIELD
NIAGARA COUNTY
2800 CHURCH ROAD
NORTH TONAWANDA, NEW YORK 14120-1099
www.wheatfield.ny.us

Robert B. Cliffe
Supervisor
716-694-6680

Kathleen M. Harrington-McDonell
Town Clerk
716-694-6440

Office of Zoning Board of Appeals
Minutes of Meeting
March 20, 2017

McIntyre called the meeting to order at 7:00pm.
Members present: McIntyre, Retzlaff, Schaffer, and Canada
Absent: Milleville

The following hearing(s) were scheduled:

None.

Public Hearings Held / Interpretations

7:05 pm: Benjamin Lengen requests two area variances for lot #147.18-2-63, located at 6737 Sy Road, 1) for the construction of an accessory structure less than 2ø above the base flood elevation and 2) the construction of a pole barn that exceeds the maximum permitted height of 14ø

Several neighbors attended the hearing to express concerns about general flooding in the area. Their concerns centered on the size of the building and its potential to channel more water into the area.

Mr. Lengen expressed a willingness to work with the board on both the placement of the pole barn and connections to drainage in order to minimize flooding. Several proposals were discussed. Before making a final determination on the variances, the board determined that it needed to review a detailed elevation map of the parcel. The ZBA requested that Mr. Lengen obtain an elevation map and the hearing was then tabled until April 4th at 7:05pm.

General Business

Meeting schedule: April 4th @ 7:00pm

A motion to approve February 7, 2017 minutes was made by Schaffer, seconded by Retzlaff.
Ayes: Unanimous

A motion to approve March 1, 2017 minutes was made by Canada, seconded by Schaffer.
Ayes: Unanimous

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

Respectfully submitted,

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



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Robert B. Cliffe
Supervisor
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Fax 692-4462

Kathleen M. Harrington
Town Clerk
716-694-6440
Fax 694-5419

April 5, 2017

Mr. Benjamin Lengen
6737 Sy Rd
Niagara Falls, NY 14304

Dear Mr. Lengen:

This letter is to inform you that the Zoning Board of Appeals of the Town of Wheatfield at its meeting of April 4, 2017, and after a public hearing, approved your request for both area variances at 6737 Sy Rd, lot # 147.18-2-63. The approval of the variances allow for the construction of a pole barn. The variances are subject to the following conditions:

1. The outside dimensions of the pole barn shall not exceed 36ø x 50ø
2. The existing garage on the parcel must be torn down and removed within one year of the date of issuance of the building permit for the pole barn.
3. The front of the pole barn shall be positioned no less than 5ø and no more than 10ø from the rear wall of the existing garage.
4. The pole barn shall have gutters and downspouts on all appropriate areas. The downspouts are to be connected to a 6ø drainage pipe that must be installed from the pole barn to the culvert at the front of the parcel.

If you do not agree with this decision, you have thirty days in which to file an appeal.

Sincerely,

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

cc: Building Department
Town Clerk's office
Planning Board