

April 18, 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 Don Proefrock.

Also Present: Tim Zuber - Town engineer Wendel.

Excused: Michael Polek.

Moved by S. Eberwein, Seconded by D. Proefrock to approve the meeting minutes of April 04, 2018. Motion unanimously carried.

### **Summary of Agenda**

**MOOG – 6686 Walmore road – Site Plan Review.** Reviewed the Site Plan for the proposed construction of a new 725 sq ft scrubber building, a 7595 sq ft propellant storage building and a site access drive. Project received SEQR approval at the previous Planning Board meeting.

### **Action**

Motion made by S. Eberwein, Seconded by D. Proefrock to approve the Site Plan with conditions noted. Motion unanimously approved.

**Dave Smith Enterprises, Medical Complex – Vacant Land , South of 10225 Niagara Falls Blvd – Private Road construction – Site Plan Review.** Reviewed the Site Plan for the proposed construction of a private road off Williams Rd which travels to Niagara Falls Blvd. Several issues have been addressed; however, a couple issues will need attention.

### **Action**

No action taken.

**Next meeting:** May 2, 2018.

Motion made by W. Garrow, Seconded by S. Eberwein to adjourn the meeting at 8:17 p.m. Motion carried.

Respectfully Submitted

Melissa Germann, 'acting' Secretary for Michael Polek, Secretary



TOWN OF WHEATFIELD PLANNING & ZONING BOARD  
Site Review Process Results

1. **Type of Review ("X" one):**
- |                                    |                                   |
|------------------------------------|-----------------------------------|
| Sketch Plat Review                 | Public Hearing Special Permit     |
| XX Site Plat Review                | Final Subdivision Plat            |
| Preliminary Subdivision Plat-Major | Rezoning Request                  |
| Special Use Permit                 | Commercial Vehicle Parking Permit |

Site Plat Date – February, 2018

Review Date: April 18, 2018

2. **Development Specifics: Dave Smith Enterprises – Medical Complex**

- a. Property Identification & Location – Vacant 5.08 acre parcel SBL 146.00-1-18.z, South of 10225 Niagara Falls Boulevard, Niagara Falls, NY, 14304.
- b. Owner(s) Name(s), Address & Phone No. – Joseph Smith, 10225 Niagara Falls Boulevard, Niagara Falls, NY, 14304. Phone: 716-912-9177.
- c. Developer (when different) Name, Address & Phone No. – Dave Smith Enterprises, 10225 Niagara Falls Boulevard, Niagara Falls, NY, 14304. Phone: 716-912-9177.
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – APEX Consulting, 102 East Avenue, Lockport, NY, 14094. Phone: 716-439-0188.
- e. Development Details (Explain) – Private drive off Williams Road, to Niagara Falls Boulevard. Subsequent phase, 15,500 ft<sup>2</sup> retail plaza with parking.

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

- a. Total site area is 5 +/- acres within the Town of Wheatfield is also located in a C-1 zoning district. Currently the property is vacant. **April 18 update:** SWPPP has been submitted.
- b. Phase One includes a private road, public and private utilities and infrastructure (stormwater management, sanitary sewers, waterlines and hydrants). This is the only item to be determined at this time as a site Plan. **April 18 update:** proposal is all private utilities.
- c. Traffic study to be completed along Williams Rd (per request by NYSDOT). **April 18 update:** Documentation is provided in the SWPPP.
- d. Town of Niagara will be requesting Lead Agency status (more of the project is located in the Town of Niagara). **April 18 update:** Coordinated review sent out in August 2017. Negative Declaration determined March 2018 by Town of Niagara. Provide copy of coordinated review SEQR approval as well as a copy of the list of interested/involved agencies to the Planning Board.
- e. Subsequent phases could be in either town. The applicant will then come in for Site Plan approval. **April 18 update:** Continue these comments to next phase within the Town.
- f. Provide a base map (per Town requirements). The base map requirements are on the Town's website, Town code.
- g. Private Road is going to be built to Town of Wheatfield standards.
- h. Landscaping plan – specific landscaping will be determined during the Site Plan process. For phase one, there are deciduous trees shown to be installed along the roadway.
- j. Contact the FAA during Site Plan review. **April 18 update:** Copy received at meeting.
- k. Consider/utilize the Airport Zone 1 Overlay. This overlay can be found in the Town zoning code.
- l. Greenspace, as provided, is 53.9%. **April 18 update:** Continue these comments to next phase within the Town.
- m. Building designed plans with colors, heights and dimensions to be determined during the Site Plan phase. Buildings, as shown, are shown for SEQR purposes only. **April 18 update:** Continue these comments to next phase within the Town.
- n. Any sign on Williams Road to comply with Town code.
- o. Show snow removal areas during the Site Plan process. **April 18 update:** Continue these comments to next phase within the Town.
- p. NO short term or long term storage of radiological or explosive material permitted except when needed in processing. **April 18 update:** Continue these comments to next phase within the Town.
- q. Phase one environmental (soil testing) paperwork to be provided to the Town of Wheatfield.

**Development Specifics: Dave Smith Enterprises – Medical Complex**

- r. Prior to Site Plan review, evidence of change in property line to be submitted to the Town.
- s. The Town of Wheatfield Planning Board has interest in meeting with the Town of Niagara Planning Board during this process. Applicant and/or Design Engineer to coordinate as necessary.
- u. Boundary survey received.
- v. Who maintains sidewalks? Sidewalk to be maintained by Owner.
- w. There will be curbing along proposed road.
- x. Require documentation of NYS DOT reviewed proposed Williams Road entrance.

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

No action taken.

**Authentication:**

<hr/>	<u>April 18, 2018</u>	<hr/>
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

TOWN OF WHEATFIELD PLANNING & ZONING BOARD  
Site Review Process Results

1. **Type of Review ("X" one):**
- |    |                                    |                                   |
|----|------------------------------------|-----------------------------------|
|    | Sketch Plat Review                 | Public Hearing Special Permit     |
| XX | 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: April 18, 2018

2. **Development Specifics: Wheatfield Gardens**
- 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.
3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a) Zoned M-1.
  - b) 12 month per year process. The main product will be leafy green items/lettuce.
  - c) Site plan will include pack-house, which is a major part of this plan.
  - d) This may include 20 additional full time employees, with full benefits.
  - e) Will this process create any odors? They say no, because it is an enclosed process.
  - f) Where is the new building going on the property? Yes. This will be an additional pre-fab building (45X80 foot building). Will demolitions be required? No demolitions.
  - g) They have communicated with National Fuel about the new building which will be near to their service line. They must stay at least 5 feet away from the pipeline. They will provide record of this communication.
  - h) Fire Advisory Review Board is required.
  - i) Verification of contact and compliance with the Sewer Authority and/or State for SPDES and discharge compliance. Requestor indicates there will not be any discharges.
  - j) SEQR will be needed. (Short form and not coordinated review.)
  - k) Because less than 1 acre is involved, SWPPP is not required.
  - l) There is a "wetland" in this area. The Planning Board advises a preliminary wetlands determination be performed.
  - m) No additional parking will be needed.
  - n) Previously, two residents came to a Planning Board meeting and related that the proposer had a historical discharge that impacted a nearby pond (drainage and retention). Duck Weed grew due the fertilizer impact. They wanted assurances this will not happen again. One pond was built for drainage retention. Prior owner diverted waters to that pond, which overflows to the nearby creek. Response is that the pond is not used and no fertilized water goes to that pond anymore. The pond will be filled in this year with those actions being coordinated with the Town's water & sewer superintendent. Proposer promises to not have that discharge any more.
  - o) A base map is required per the Town's Site Plan checklist.
  - p) Building height will be less than 20'.
  - q. Reminder to fulfill the town's site plan checklist.
  - r. Engineer stamped and signed and proper dimensions.
  - s. See the following engineer listing of requirements:
    1. Boundary Survey – one inch equals 100 feet.
    2. Gravel drive?
    3. Proposed grading and drainage.
    4. Will building need water and/or sanitary sewer?

4. Planning & Zoning Board Action:

No action taken.

Authentication:

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

\_\_\_\_\_  
April 18, 2018  
Date  
Building Department  
Town Attorney  
Applicant

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