

May 1, 2019

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall, at 6:30 PM, by Chairman Walt Garrow.

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek, Don Proefrock.

Also present: Tim Zuber – Town Engineer, Wendel; member of the public.

Moved by S. Eberwein, Seconded by D. Proefrock to approve the meeting minutes of April 17, 2019. Motion unanimously approved.

SUMMARY OF AGENDA

Witmer Road Subdivision – Vacant Lots East Side of Witmer Road, between David Drive and Ferchen Street – Preliminary Major Subdivision Plat Review. The project proposes to subdivide a 34.07-ac lot, using 4.13-acres fronting on Witmer Road to create 10 single family residential lots. Reviewed the plat and changes made since the applicants' last appearance before the Planning Board and went through the review results list with the applicant. The Planning Board requested notification to homeowners by the developer that potential development may happen in the vacant land behind their property, that there may be a need to add soil to neighboring lots if that lot is not yet developed and that the developer and/or owner is responsible for the water and sewer connections to the main line.

Action: Motion by Susan Eberwein seconded by Donald Proefrock, as follows: Having met the expectations of the Planning Board, the Planning Board recommends that the Town Board approve the Final Plat.

Voting Results: Yeas: Garrow, Eberwein, Polek, Proefrock. Nays: Germann. Motion carried.

Zoning Change – 2872 Lockport Road – Sketch Plan Review. The applicants property is zoned R-1 and they are requesting a zoning change to R-C. The R-C zoning is consistent with the Town's Comprehensive Master Plan indicating potential future zoning of R-C. The current property is being used as a 2 family residential, which is an existing non-conforming use in an R-1. The planning board informed the applicant that the zoning change had to be done by the Town Board. The applicant was advised to submit and file an application for the zoning change to the Town Board through the Town Clerk's Office. They were provided an application.

Action: No action taken.

Apartments – 2821 Niagara Falls Boulevard – Sketch Plan Review. Reviewed Sketch Plan for the construction of stand-alone residential units consisting of approximately 70 apartments on a 7.1 acre parcel behind the Days Inn on Niagara Falls Boulevard. The Niagara Falls Boulevard Overlay district codes apply and those codes do not allow stand-alone residential structures. Beyond that issue the sketch plan was reviewed with the applicant considering all other Town codes and requirements.

Action: No action taken.

Other Board Business

None.

Draft Minutes – NOT Board approved at this time

Next meeting: May 15, 2019.

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 7:52 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary