

Draft Minutes – NOT Board approved at this time

May 15, 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 W. Garrow to approve the meeting minutes of May 1, 2019. Motion unanimously approved.

COMMUNICATIONS

Walt Garrow informed the board about optional upcoming training that could be used towards our annual continuing education requirements.

SUMMARY OF AGENDA

National Vacuum - 6389 Inducon Drive. Reviewed the site plan for the construction of a 100' x 200' one story building, to be used as an office / warehouse. The Planning Board read through and discussed the list of conditions / recommendations from the applicant's last appearance before the board. This project will be relocating 40 jobs to this site and create an additional 30 jobs for a total of 70 new jobs at this location. This version of the plans reduced the number of parking spots from 72 to the minimum required number of 57 which has reduced environmental and storm water impacts to the parcel. The project is within the Airport Zone 1 Overlay and must comply with airport protection requirements, industrial performance standards and the NYSDEC bulk storage requirements for diesel fuel.

Action: *No action taken.*

Barge Brewery – 2469 Niagara Road. Reviewed the sketch plan for the development of a brewery within 2 buildings located on the parcel. One building would be for brewing operations and the other would be for the commercial sale of beer and food. The project will create 3-4 jobs in the brewery and approximately 20 in the restaurant. The New York State Liquor Authority Codes were discussed regarding their distance to a nearby school and church. The applicant stated that beer production will be limited to on-site consumption and the establishment will not have late hours of operation like a bar would have. Ventilation for the brewing operations will prevent related odors in the neighborhood. The project may require a public information meeting.

Action: *No action taken.*

Other Board Business

None.

Next meeting: June 5, 2019.

Motion made by M. Germann, Seconded by M. Polek to adjourn the meeting at 7:56 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary