

May 16, 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, Michael Polek and Don Proefrock.
Also Present: Tim Zuber - Town engineer Wendel; members of the public.

Moved by S. Eberwein, Seconded by D. Proefrock to approve the meeting minutes of May 2, 2018. Motion unanimously carried.

Summary of Agenda

Borrego Solar Systems - 2469 Lockport Road – Sketch Plan Review. Reviewed sketch plan for the construction of a 6.1 Mw ground mounted utility grade solar energy system. The project will upgrade the Town's infrastructure by investing \$1.2M into a National Grid substation and transformer, and will make less expensive power available to local residents. Town codes, laws and zone requirements were discussed. This project requires Niagara County Planning Board approval and a coordinated SEQR review will be completed.

Action

No action taken. Anticipate initiating SEQR and scheduling the public hearing at the applicant's next appearance before the Planning Board.

Driftwood Suites – 2754 Niagara Falls Boulevard – Site Plan Review. Reviewed Site Plan for construction of a 20 unit hotel with parking. Additionally, an indoor pool to be constructed on the end of an adjacent building that is associated with the property owner's hotel complex of buildings. Changes to the project since the applicant's last appearance before the Planning Board were discussed and the pending list of Planning Board conditions/recommendations was reviewed.

Action

No action taken.

Anchor Motel Expansion – 2332 River Road – Site Plan Review. Reviewed Site Plan for the construction of a 528 ft² office building addition at the existing motel. This proposal is not a restaurant, it is meant for motel patrons. The project is a Type II action under SEQR and no further action is required. The LWRP was completed with the assistance of Wendel.

Action

Motion made, D. Proefrock and Seconded M. Germann that the Planning Board has reviewed the waterfront assessment form and finds that the project is consistent with the policies and the guidelines of the State of New York and with the Town's local waterfront revitalization program.

Voting Results: Yeas: Germann, Proefrock, Garrow, Eberwein, Polek. Nays: none.

Motion carried.

Motion made S. Eberwein and Seconded D. Proefrock to approve the Site Plan with noted conditions.

Voting Results: Yeas: Germann, Proefrock, Garrow, Eberwein, Polek. Nays: none.

Motion carried.

Next meeting: June 2, 2018.

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 9:20 p.m. Motion carried.

Respectfully Submitted,

Michael Polek - acting 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 Special Use Permit - Temporary	Public Hearing Special Permit Final Subdivision Plat Rezoning Request Informational Meeting
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Site Plat Date – April 23, 2018

Review Date: May 16, 2018.

2. **Development Specifics: Borrego Solar Systems**
 - a. Property Identification & Location – 2469 Lockport Road, Sanborn, NY 14120.
 - b. Owner(s) Name(s), Address & Phone No. – David R. & Dennis M. Jakubaszek, 879 Fairmont Avenue, North Tonawanda, NY 14120. Phone: 716-694-1064.
 - c. Developer (when different) Name, Address & Phone No. – Borrego Solar Systems, Inc., 55 Technology Drive, Suite 102, Lowell, MA 01851.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – PV Engineers P.C., 55 technology Drive, Suite 102, Lowell, MA 01851. Phone: (888)898-6273
 - e. Development Details (Explain) – Construct a 6.1 Mw ground mounted utility grade solar energy system.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
 - a. Residential power use and power to the grid.
 - b. Have lease agreement with 2 property owners. Agreement is for 20 years with 4 – 5 year extensions.
 - c. A decommissioning plan was provided for post use units to be removed.
 - d. The project is within the Airport Overlay Zone.
 - e. Special use permit required because project is utility scale. A public hearing is required.
 - f. In Town Code, ground mounted and general utilities.
 - g. No reflectivity allowed. Glare study will be provided to the FAA and Airport in accordance with the Town's Site Plan requirements.
 - h. Total area of system is about 50% of property.
 - i. Use the Town's Site Plan checklist.
 - j. Town Codes apply. Solar, Airport Overlay, Conservation Area.
 - k. Requires some upgrades to National Grid substation and transformer. Investing ~\$1.2M to National Grid for that.
 - l. New jobs for construction. No jobs for operations.
 - m. Roads need to meet Fire Department load bearing requirements. Training to fire department for emergency response. Nox Box required – keys will be provided.
 - n. Need base map.
 - o. Greater than 1 acre being disturbed, SWPPP will be provided.
 - p. Landscaping plan waiver requested due to distance from road. Any landscaping to be consistent with the airport overlay requirements.
 - q. Upgrades to Town's infrastructure, Taxes to Town and school District.
 - r. Permit required from USACE & NYSDEC due to wetland impacts. USACE decision could change the Town's requirements.
 - s. Coordinated SEQR review will be performed.
 - t. Soil survey provided.
 - u. Project is within 500 feet of the next Town. Requires Niagara County Planning Board Approval. Form provided.
 - v. Agriculture data statement needs to be completed.
 - w. Send a copy of site plan to Berkholtz Fire Department.
 - x. Highest height of any unit will be about 9 feet.
 - y. The system will make less expensive power available to local residents.
 - z. Fee of \$50/acre for special use permit for a utility scale solar project.

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

No action taken. Anticipate initiating SEQR and scheduling the public hearing at the applicant's next appearance before the Planning Board.

Authentication:

Planning & Zoning Board Representative

May 16, 2018
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 – April 3, 2018

Review Date: May 16, 2018

2. **Development Specifics: Driftwood Suites**
- a. Property Identification & Location – 2754 Niagara Falls Blvd, Niagara Falls, NY 14304.
 - b. Owner(s) Name(s), Address & Phone No. – Billy Feng, 2754 Niagara Falls Blvd, Niagara Falls, NY 14304. Phone: 716-380-3262.
 - c. Developer (when different) Name, Address & Phone No. – Diverse Development Corporation, same address as above.
 - d. 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.
 - e. Development Details (Explain) – Application for Sketch Plan for the proposed construction of a 20 unit hotel with parking. Additionally, an indoor pool to be constructed on the end of an adjacent building that is associated with the property owner's hotel complex of buildings.
3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. New structure will be 2 stories, have up to 20 units, and will meet Town Code height requirements.
 - b. The property is zoned C-1, with an R-3 district to the South. The shown setback to the South is 20' and the requirement is 30'. 20' could be allowed with a variance.
 - c. The property is within the Airport Zone One overlay. Depending on the height of the building the FAA may have to be contacted by the applicant.
 - d. The project must meet Niagara Falls Boulevard overlay requirements.
 - e. The project must meet NFPA requirements and will need fire advisory board review. The project may require the installation of a fire hydrant as the building seems to be greater than 600' to the closest hydrant. Plans will be sent to local fire department with proof of submission being provided.
 - f. Access agreements and utility agreements will be needed with adjacent property owners as there will be three separate parcels within the hotel complex. Agreements will be reviewed by the Town's attorney.
 - g. The applicant will need to provide: A completed Site Plan Checklist, a color building rendition, a landscaping plan, new dumpster and snow staging areas. A 30' landscape buffer setback is needed along the southeast portion of the site.
 - h. Chlorine storage for the pool will be researched by the applicant.
 - i. There is no sidewalk in front of the northern units. Parking extends up to the building.
 - j. In conjunction with a developed Site Plan the Planning Board will schedule a Public Information Meeting for the project.
 - k. Storm water retention systems may be needed. Applicant stated they may propose rain gardens in the set-backs.
 - l. Applicant to provide letter from a wetlands biologist regarding the existence of wetlands in the proposed area.
 - m. The applicant came before the Planning Board on May 3rd, 2017, with a sketch plan for the demolition of a 1 story hotel room structure on the other side of the motel complex, replaced with the construction of a 3 story hotel structure. That plan is on-hold and will not be pursued as previously proposed.
 - n. Applicant is considering the purchase of a 3 acre parcel south of the proposed project.
 - o. Need initials on Site Plan checklist and all items provided, once completed.
 - p. Fire hydrant location needs to be shown.
 - q. 1 additional handicap parking spot for parcel 2760 needs to be shown.
 - r. Daily or weekly rentals for the units.
 - s. Pool drainage needs to be determined regarding to contact with Town utilities.

- t. Proposed garage on drawing is actually a storage unit.
- u. Need stamped boundary survey.
- v. Map needed showing contiguous properties and owners.
- w. Building will be sprinkled.
- x. Need to verify distances between utilities. RPZ needs to be shown on all drawings.
- y. Electric, gas and solar utilities need to be shown on the plans.
- z. A 30' landscape buffer is needed along the southeast portion of the site.
- aa. Estimated construction schedule is to start construction in September 2018.
- bb. If over a tenth of an acre is disturbed, USACE approval will be required.
- cc. Project may create an estimated 2-5 long term jobs. Many jobs for construction.
- dd. The Niagara Falls Boulevard overlay plan and greenspace plan need to be looked at.
- ee. Investigation of 8" storm line in/along southern property line needs to be performed.
- ff. Area of disturbance needs to be recalculated.

4. Planning & Zoning Board Action:

No action taken.

Authentication:

	<u>May 16, 2018</u>	
Planning & Zoning Board Representative	Date	Owner/Representative Signature
Distribution: Town Clerk	Building Department	Town Board Members
Town Assessor	Town Attorney	File Folder
Enforcement Office	Applicant	

