

June 6, 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; member of the public.

Moved by D. Proefrock, Seconded by S. Eberwein to approve the meeting minutes of May 16, 2018. Motion unanimously carried.

### **Summary of Agenda**

**Woodlands Patio Home Development - 3949 Forest Parkway – Major Subdivision Review.** Reviewed the final subdivision plat for the proposed construction of a new development to include 48 patio homes. This application will require a rezoning from M-1 to PUD. Changes to the plans since the applicant's last visit before the board were discussed. There was no impact to prior discussions. The major subdivision checklist was reviewed.

#### **Action**

No action taken.

**Wheatfield Crossing Subdivision - Between Shawnee & Town Line Roads, North of Slusaric Road – Major Subdivision Review.** Reviewed the plans for the construction of a 73+/- lot, single family detached, residential subdivision. The project was discussed and the applicant was advised to use the major subdivision checklist. Easements may have to be defined for access to storm water facilities. No HOA is planned at this time.

#### **Action**

No action taken.

**Villani's Lawn & Landscape – Walmore Road near CSX Bridge – Sketch Plan Review.** Reviewed Sketch Plan for the development of a parcel to tub grind trees into mulch and to shred topsoil. Also to use leaves and other biodegradable materials to make compost. The project was discussed and the applicant was advised to use the Town's Site Plan Checklist. The project will mulch local community's debris at no charge. The applicant is looking to buy a Wheatfield Business Corporation piece of property for utilities.

#### **Action**

No action taken.

**Corporate Headquarters for National Vacuum – Inducon Drive – Sketch Plan Review.** Reviewed Sketch Plan for the construct of a 100' x 200', 1 story metal building, to be used as office / warehouse. The company's business plan and actions that would be conducted at the site were discussed as the fleet of vacuum trucks handle hazardous wastes. The applicant was advised to utilize the Town's Site Plan Checklist and to review the Airport Overlay Protection Area requirements as they had initially stated that they would be using blast caps. Truck maintenance and repair will be performed at the facility.

#### **Action**

No action taken.

### **Other Board Business**

The Planning Board provided a copy of the list of Special Use Permits issued over the past 5 years, to the Town's Building Department to pursue enforcement.

**Next meeting:** June 20, 2018.

Motion made by W. Garrow, Seconded by M. Polek to adjourn the meeting at 9:35 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):
Sketch Plat Review
XX Site Plat Review
Preliminary Subdivision Plat-Major
Special Use Permit
Public Hearing Special Permit
Final Subdivision Plat
Rezoning Request
Commercial Vehicle Parking Permit

Site Plat Date – April 17, 2018

Review Date: June 6, 2018

- 2. Development Specifics: Woodlands Patio Home Development
a. Property Identification & Location – The Woodlands, Forest Parkway.
b. Owner(s) Name(s), Address & Phone No. – LIZ Holding LLC, 3949 Forest Parkway #100, North Tonawanda, NY. Phone: 716-694-1537.
c. Developer (when different) Name, Address & Phone No. – LIZ Holding LLC, 3949 Forest Parkway #100, North Tonawanda, NY. Phone: 716-694-1537.
d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – C & S Engineers, Inc., 141 Elm St., Suite 100, Buffalo, NY 14203. Phone: 847-1630.
e. Development Details (Explain) – Application for sketch plan review on proposed construction of a new patio development to include 48 patio homes. This application will require a rezoning from M-1 to PUD.

- 3. Planning & Zoning Board Mandated Conditions/Recommendations:
a. Current zone is M-1. Request is a zone change to PUD. Site is 42 acres. This has been approved.
b. Plan would require a minimum of 25% open space. Open space/greenspace must be usable, not little pieces all over the property. Floodplain areas can be used but not floodway areas. Client has to provide calculations not utilizing wetlands or the commercial space area. Verify still within Code in this latest version.
c. A PUD requires area for commercial uses. The applicant included an area to the PUD to the west for commercial uses.
d. Any development in floodplain will need to meet town requirements.
e. Structures must be 10' minimum from property line.
f. 40' proposed setbacks.
g. Proposal includes 20' between homes.
h. Land will be maintained by an HOA.
i. In the Town's Master Plan this area is designated for Industrial Development.
j. Patio homes must meet the Town Code definition for patio homes.
k. Go through full plat plan process. Application and checklist have now been received.
l. Need site plan approval
m. SEQR has been completed.
n. We are pointing out to the Developer to point out to buyers that there is nearby industry and noise from same.
o. Topsoil will be as per town requirements.
p. We have received updated plan dated April 17, 2018 and it is without impact to our prior discussions.
q. Notification to neighboring North Tonawanda may be required. Wendel to verify if within 500 feet.
r. Copy of the updated plans to be provided to Town Clerk for Fire Advisory Board and copies to local fire department and school district.
s. A copy of SEQR will be added to the file.

4. Planning & Zoning Board Action:

No action taken.

Authentication:

Planning & Zoning Board Representative Date June 6, 2018 Owner/Representative Signature

Distribution: Town Clerk Building Department Town Board Members
Town Assessor Town Attorney File Folder
Enforcement Office Applicant

**TOWN OF WHEATFIELD PLANNING & ZONING BOARD**  
Site Review Process Results

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

Site Plat Date – May 2018

Review Date: June 6, 2018

2. **Development Specifics: Wheatfield Crossing Subdivision**
- a. Property Identification & Location – Between Shawnee & Town Line Roads, North of Slusaric Road.
  - b. Owner(s) Name(s), Address & Phone No. – Joanne Jasinski, Michael Jasinski, Ann Marie Zymroz. 6677 Shawnee Road, North Tonawanda, NY, 14120. Phone: (716) 731-4265.
  - c. Developer (when different) Name, Address & Phone No. – DJC Land, Inc. 470 Cayuga Road, Buffalo, NY, 14225. Phone: (716) 688-5597
  - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Greenman-Pendersen, Inc. Consulting Engineers. 4950 Genesee Street, Suite 100, Buffalo, NY, 14225. Phone: (716) 633-4844.
  - e. Development Details (Explain) – Development of a 73+/- lot, single family detached, residential subdivision.

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

- a. Property zoned R-R.
- b. 20,000 square foot minimum lot size.
- c. 40 foot lot set back.
- d. 100 foot width lot set backs (interior) and 125 foot width lot set backs (corner). Needs review. Verified that the narrower lots are 100 feet at set back.
- e. Go through full site plan checklist.
- f. Stormwater facilities may need to define town access and easements.
- g. Will there be a Homeowners Association?
- h. Every 1,200 feet of road - must have relief.
- i. Stub roads do not provide for town highway use, eg snow removal. Must have "T turn arounds".
- j. Utilities on stub streets must go to property lines.
- k. Potential traffic issues to Shawnee and Townline Roads – need to contract for traffic study.
- l. Need detailed base map.
- m. Need a drainage plan.
- n. Sanitary Sewer – contact Town Water and Wastewater.
- o. Homeowners Association not planned at this time.

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

No action taken.

**Authentication:**

\_\_\_\_\_  
 Planning & Zoning Board Representative

June 6, 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):**

XX	Sketch Plat Review	Public Hearing Special Permit
	Site Plat Review	Final Subdivision Plat
	Preliminary Subdivision Plat-Major	Rezoning Request
	Special Use Permit	Commercial Vehicle Parking Permit

Site Plat Date – April 23, 2018

Review Date: June 6, 2018

2. **Development Specifics: Villani's Lawn & Landscape**

- a. Property Identification & Location – Walmore Road near CSX Bridge.
- b. Owner(s) Name(s), Address & Phone No. – Anthony Villani. 8409 Ziblut Court, 14304. Phone: (716) 830-3614
- c. Developer (when different) Name, Address & Phone No. – Villani's Lawn & Landscape. 6405 Packard Road, 14304. Phone: (716) 830-3614.
- d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Jonathan E. Bennett Architecture, P.C. 104 Evans Street, Lockport, NY, 14094. Phone: (716) 438-7940.
- e. Development Details (Explain) – To tub grind trees into mulch and to shred topsoil. Also to use leaves and other biodegradable materials to make compost.

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

- a. Property zoned M-2.
- b. Zoned in airport protection areas. Airport codes apply.
- c. Potential height of material may be an issue.
- d. Are there any structures?
- e. Water/Sewer connections?
- f. Industrial performance Standards, Section 200-86.
- g. Stormwater and run off - SWPPP.
- h. FAA, Airport, NFTA and Military contact.
- i. Screening required, M-2, Section 200-20.
- j. Fire potential in compost.
- k. Complete site plan checklist and application.
- l. Location to fire hydrant.
- m. Airport area storage limitations, Section 200-20s.
- n. Agricultural District impacts? Any current tax breaks impacted?
- o. Utility access is being explored.
- p. Anticipated that three jobs will be created.

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

No action taken.

**Authentication:**

\_\_\_\_\_  
Planning & Zoning Board Representative

\_\_\_\_\_  
June 6, 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):
- |    |                                    |                                   |
|----|------------------------------------|-----------------------------------|
| XX | Sketch Plat Review                 | Public Hearing Special Permit     |
|    | Site Plat Review                   | Final Subdivision Plat            |
|    | Preliminary Subdivision Plat-Major | Rezoning Request                  |
|    | Special Use Permit                 | Commercial Vehicle Parking Permit |

Site Plat Date – August 10, 2016

Review Date: June 6, 2018

2. **Development Specifics: Corporate Headquarters for National Vacuum**
- a. Property Identification & Location – Inducon Drive, Town of Wheatfield, NY.
  - b. Owner(s) Name(s), Address & Phone No. – National Vacuum. 408 47<sup>th</sup> Street, Niagara Falls, NY, 14304. Phone:
  - c. Developer (when different) Name, Address & Phone No. – Jonathan E. Bennett Architecture. 104 Evans Street, Lockport, NY, 14094. Phone: (716) 438-7940.
  - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Fisher Associates
  - e. Development Details (Explain) – Construct 100'x 200', 1 story metal building, to be used as office / warehouse.

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

- a. Property zoned M-1.
- b. Complete site plan checklist.
- c. Provide base map.
- d. Property is located in Airport Overlay District. Explosives and/or flammables are not allowed.
- e. 100 x 200 metal building (height)
- f. Define business and details "environmental" The business has been explained.
- g. SWPPP, Clean Water Act/Pretreatment, SPDES permits, Spill Containment. Contact utilities and wastewater.
- h. Parking 1/ea. 1,000. Recalculate based upon on square footage and employees.
- i. FAA computer program.
- j. Communicate with FAA, NFTA, Military.
- k. Stormwater – no wet ponds, "pre 10 post 25".
- l. SEQR – owls, archeological, etc.
- m. Will create 70 new jobs in Wheatfield.

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

No action taken.

**Authentication:**

	June 6, 2018	
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	