

June 19, 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; Matt Brooks – Town Attorney; Richard Muscatello.

Moved by D. Proefrock, Seconded by M. Germann to approve the meeting minutes of June 5, 2019.
Motion unanimously approved.

COMMUNICATIONS

None.

SUMMARY OF AGENDA

Rezoning of 2872 Lockport Road. Reviewed a rezoning request for a parcel from R-1 to R-C. The applicant plans to sell the property for future restricted commercial use. The rezoning is consistent with the Town's Comprehensive Master Plan that indicates future zoning of R-C. The applicant was given a referral form to the Niagara County Planning Board.

Action: Motion by Proefrock seconded by Germann to recommend to the Town Board that the zoning be changed to R-C and that a public hearing be scheduled by the Town Board.

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

Villani's Lawn and Landscape – 6340 Walmore Road. Reviewed Sketch Plan for the development of a parcel to tub grind trees into mulch, to shred topsoil and to use leaves and other biodegradable materials to make compost. Additionally, a 15,000 ft² structure will be built to store / maintain equipment and vehicles and for offices. This project first came to the Planning Board on June 6, 2018 and since then the applicant has been operating at the site without approval. The Town has officially notified them 6 times regarding violations. The issue with the project is that they are adjacent to the air base and are within the airport protection area where airport codes apply. Those codes may not allow some of these operations. The applicant must contact the FAA, Military Air Base and NFTA for their approval. The project must register with the New York State Department of Conservation. The applicant was instructed to complete the Town's Site Plan Checklist and many of the Town's codes that apply to this project were discussed.

Action: No action taken.

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. 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. The Planning Board read through and discussed the list of conditions from the applicant's last appearance before the board.

Action: Motion by Proefrock, seconded by Garrow to approve the amended site plan contingent upon engineering approval, the \$750.00 engineering fee to the Supervisor's office and photometric lighting plan submitted to the Town Engineer.

Voting Results: Yeas: Garrow, Eberwein, Polek, Proefrock. Germann.

Motion carried.

Other Board Business

None.

Next meeting: July 3, 2019.

Motion made by W. Garrow, Seconded by M. Polek to adjourn the meeting at 8:20 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary