

Draft Minutes – NOT Board approved at this time

July 11, 2018

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall at 6:40 PM, by Vice Chair, Melissa Germann.

Present: Susan Eberwein, Melissa Germann, Don Proefrock.

Excused: Walt Garrow and Michael Polek.

Also present: Tim Zuber – Town Engineer, Wendel.

Moved by D. Proefrock, Seconded by M. Germann to approve the meeting minutes of June 20, 2018. Motion approved.

SUMMARY OF AGENDA

Borrogo Solar Systems – 2469 Lockport Road – Public Hearing Special Use permit. The Public Hearing was opened at 6:45PM by Vice Chair, Melissa Germann. The applicant outlined the proposed project, a 6.1 Mw ground mounted utility grade solar energy system. The property owner also spoke to those in attendance. Many residents appeared at the Public Hearing. Several residents spoke against the proposal. Councilman Retzlaff mentioned at the end of the Public Hearing that the Planning Board should keep the Hearing open and continue at the next Planning Board meeting.

Action: Public Hearing will remain open and will continue at the Planning Board's next meeting, August 9, 2018.

Bunny Bunch day Care – 7334 Townline Road – Sketch Plan Review. Reviewed the Sketch Plan for the proposed addition to existing business. An item that must be addressed is a Water line matter to be discussed with the Water/Sewer Dept and the Niagara County Health Dept.

Action: No action required.

National Vacuum Environmental Services – 6393 Inducon Drive – Site Plan Review. Reviewed the Site Plan for the proposed construction of a 100' X 200', single story building to be used as office/warehouse for the corporate headquarters for National Vacuum. Several concerns will need to be addressed with the next submittal.

Action: No action taken at this time.

Next meeting: August 9, 2018.

Motion made by D. Proefrock, Seconded by S. Eberwein to adjourn the meeting at 9:35 PM. Motion carried.

Sincerely submitted,

Melissa Germann, Vice – Chair and special 'fill-in' 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
- Public Hearing Special Permit
Final Subdivision Plat
Rezoning Request
Commercial Vehicle Parking Permit

Site Plat Date – N/A

Review Date: July 11, 2018

2. **Development Specifics: Bunny Bunch Day Care**
a. Property Identification & Location –
b. Owner(s) Name(s), Address & Phone No. –
c. Developer (when different) Name, Address & Phone No. –
d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. –
e. Development Details (Explain) –

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
a. Applicant to coordinate new water service with Water/Sewer Department and Niagara County Health Department.
b. Applicant to discuss use of existing fire line with Water/Sewer Department and Niagara County Health Department. Maintenance Agreement?
c. Applicant to visit town web site to download site plan application and guidelines.

d. Fix labels on plan
e. Parking – utilize town code
f. Bathrooms in addition? To be determined with the next submittal.

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

No action taken.

Authentication:

Planning & Zoning Board Representative

July 11, 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 – August 10, 2016

Review Date: July 11, 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 47th 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'x200', 1 story metal building, to be used as office / warehouse.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Property zoned M-1.
 - b. Provide base map
 - c. Project must comply with the Airport Zone 1 Overlay, the Airport Protection requirements and the Industrial Performance Standards.
 - d. Parking 1/ea. 1,000. Parking appears to be sufficient.
 - e. FAA notification.
 - f. Communicate with FAA, NFTA, Military.
 - g. Stormwater – no wet ponds, "pre 10 post 25", must comply with SPDES Storm Water Permit.
 - h. SEQR – owls.
 - i. Will create 30 new jobs in Wheatfield. (relocating 40)
 - j. Sealed boundary – original.
 - k. Need contours on next submittal
 - l. Sign to comply with Town Code and restrictions within park.
 - m. Fire Department receipt and Fire Advisory Board.
 - n. Diesel storage tanks to comply with DEC bulk storage requirements.
 - o. Dumpster to be enclosed and labeled on plan.
 - p. Applicant to verify all easements on property.
 - q. Applicant to verify location of gas line.
 - r. Site Plan Review Fee is \$1,000.00.
 - s. SWPPP Inspection Fee is \$500.00.

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

No action taken.

Authentication:

	July 11, 2018	
Planning & Zoning Board Representative	Date	Owner/Representative Signature
Distribution: Town Clerk Town Assessor Enforcement Office	Building Department Town Attorney Applicant	Town Board Members File Folder