

July 15, 2020

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 Angello-Eberwein, Walt Garrow, Melissa Germann, Mike Polek. Excused: Don Proefrock. Also present: Tim Zuber – Town Engineer, Wendel.

Moved by S. Angello-Eberwein, Seconded by M. Germann to approve the meeting minutes of July 1, 2020. Motion approved unanimously.

### **COMMUNICATIONS**

None.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Contractor Storage – 103<sup>rd</sup> Street.** Reviewed a sketch plan for the construction of 2-4 metal buildings as big as 50'x200' each. The applicant plans to store paving equipment inside and outside of the buildings to support his business. At this time the applicant is not planning to lease out any of the storage space. Some of the items discussed include that the property is in the Love Canal Overlay which means the soils are regulated by the NYSDEC, that there is an adjacent residential property so visual buffers and landscaping will be needed to screen the outdoor storage from view and the property is potentially on federal wetlands. Due to zoning requirements the project will require a Special Use Permit for commercial contractor storage.

**Action:** *No action taken.*

**Preliminary Major Subdivision Plat Review – Wheatfield Crossings – Between Shawnee and Townline Roads, North of Slusaric Road.** This subdivision was last before the Planning Board on December 5<sup>th</sup> 2018. The Planning Board had recommended to the Town Board to begin the SEQR process. The Town Board did complete SEQR with a negative declaration. The Public Hearing has been scheduled for August 3<sup>rd</sup> 2020 at the regularly scheduled Town Board meeting. The intent of tonight's meeting was for the Planning Board to verify the preliminary plat. We reviewed the conditions and recommendations from the December 5<sup>th</sup> meeting with the applicant and added a few new ones as the plat was reviewed. The Town Engineer gave the applicant a copy of the Town's SEQR showing that they are not in an AG District. The board also gave the applicant a Niagara County Planning Board referral form.

**Action:** *Moved by S. Angello-Eberwein and seconded by M. Polek: The Planning Board recommends approval of preliminary plat to the Town Board, with any of the documented conditions.*

**Voting Results:** *Yeas: Angello-Eberwein, Garrow, Germann, Polek. Nays: None. Abstentions: None. Motion approved.*

**Other Board Business**

None.

Next meeting: August 5, 2020.

Motion made by M. Germann, Seconded by M. Polek to adjourn the meeting at 7:55 PM.  
Motion carried.

Sincerely submitted,  
Mike Polek - Acting Secretary