

August 19, 2020

The regular meeting of the Wheatfield Planning Board was called to order at the Wheatfield Town Hall, at 6:30 PM, by Chairman Walt Garrow.

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

Moved by M. Germann, Seconded by S. Agnello-Eberwein to approve the meeting minutes of August 5, 2020 with one correction. Motion approved unanimously.

### **COMMUNICATIONS**

None.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Niagara County Public Safety Radio Communication Tower – 3747 Lockport Road.** Reviewed the sketch plan for the construction of a 180-foot-tall self-supporting tower to provide two-way wireless communications capabilities to law enforcement, fire, emergency medical services (EMS) and emergency management within Niagara County. The Niagara County Sheriff's Department plans to lease land at the Shawnee Volunteer Fire Company off Lockport Road. This project will need three variances from the Zoning Board of Appeals: 1) The Tower exceeds the town code tower height limit of 100 feet, 2) The leased parcel of property is not large enough to accommodate the fall zone of the Tower, 3) The Tower location does not meet the Town code setback requirement of 180 feet from the property line. The project will also need a Special Use Permit from the Planning Board to include a public hearing per the Town's Telecommunications Facilities code.

The Sheriff's Department was well prepared and provided a binder of information that is needed for the Site Plan. Provided information was reviewed and the next steps in the application process were discussed including a potential timeline for future appearances before the Planning Board. One area of discussion arose during SEQR and a coordinated review. This Tower is part of a larger project that includes 2 other towers in other areas of the County outside of Wheatfield. The Sheriff's Department was informed by their consultant that they would act as the lead agency for the coordinated review, and that review would cover all three towers. The Planning Board felt that the Town of Wheatfield would be the lead agency for a coordinated SEQR review covering this Tower application only. Both parties agreed to consult with their respective groups for a resolution.

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

### **Other Board Business**

None.

Next meeting: September 2, 2020.

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 7:35 PM. Motion carried.

Sincerely submitted,  
Jaimelyn Bator - Secretary