

Draft Minutes – NOT Board approved at this time

October 17, 2018

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall, at 6:32 PM, by Chairman Walt Garrow.

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek.

Also present: Tim Zuber – Town Engineer, Wendel; members of the public.

Moved by S. Eberwein, Seconded by M. Germann to approve the meeting minutes of October 3, 2018. Motion unanimously approved.

SUMMARY OF AGENDA

Frontier Fire Company - 2181 River Road – Special Use Permit. Reviewed the Sketch Plan to replace an existing sign along River Road with an Electronic Messaging Sign. The project requires a special use permit from the planning board and a variance from the zoning board of appeals (ZBA) for the road right of way setback requirements from 15' to 10'. The new sign will be in the exact same place as the existing sign. The ZBA variance must happen first and their next meeting is November 12th. The applicant will return to the Planning Board on November 21st for SEQR and SUP approvals.

Action: Motion by M. Germann, second by M. Polek to schedule a special use permit public hearing for November 21st, 2018 at 6:45 p.m.

Voting Results: Yeas: Garrow, Germann, Eberwein, Polek. Nays: none. Abstentions: none. Motion carried.

Other Board Business

Wendel provided the engineering report for the Borrego Solar Project.

Next meeting: November 21, 2018.

Motion made by W. Garrow, Seconded by M. Polek to adjourn the meeting at 6:50 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary

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 |
| Preliminary Subdivision Plat-Major | Rezoning Request |
| XX Special Use Permit | Commercial Vehicle Parking Permit |
- Site Plat Date – Review Date: October 17, 2018

2. **Development Specifics: Frontier Fire Company**
- a. Property Identification & Location – 2181 River Road, Niagara Falls, NY 14304.
 - b. Owner(s) Name(s), Address & Phone No. – Frontier Fire Company, 2181 River Road, Niagara Falls, NY 14304. Phone: 716-297-2340.
 - c. Developer (when different) Name, Address & Phone No. – Cooper Sign Company, 7350 Porter Road, Niagara Falls, NY 14304.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – N/A.
 - e. Development Details (Explain) – Application for a Special Use Permit to replace existing sign with an Electronic Messaging Sign.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Must have Planning Board Special Use Permit. See Section 200.67.
 - b. The property is zoned R-2.
 - c. Special Use Permit. Motion set for November 21, 2018 at 6:45 by board approval for public hearing.
 - d. Received sketch plan.

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

Authentication:

	October 17, 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
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