

December 5, 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: Walt Garrow, Melissa Germann, Mike Polek, Don Proefrock. Excused: Susan Eberwein.
Also present: Tim Zuber – Town Engineer, Wendel; member of the press.

Moved by D. Proefrock, Seconded by M. Germann to approve the meeting minutes of November 21, 2018. Motion unanimously approved.

SUMMARY OF AGENDA

6:36 PM Just Moto – 7330 Townline Road – Special Use Permit. Reviewed the plans for the operation of a motorcycle repair shop. The property is zoned M-1. There is no change in the site plan, this is just a change of use. The special use permit will have a compliance review in 2 years. The Planning board had concerns about noise, air quality and aesthetics. The applicant expressed that they would meet Town code requirements for all of our concerns.

Action: Motion by M. Germann, second by M. Polek to schedule a public hearing for December 19th at 6:45 p.m.

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

6:57 PM Wheatfield Crossing Subdivision – between Shawnee and Town Line Roads, North of Slusaric Road – Preliminary Plat Review. Reviewed the plans for a 73 +/- lot, single family detached, residential subdivision. There were discussions regarding the t-turn arounds and maintenance of the proposed ponds. The applicant was given the Town's new lighting districts code revisions and the new subdivision signage regulations which will both apply to this project. The project will require a public hearing at the site plan stage. The Planning Board will recommend to the Town Board to start a SEQR coordinated review.

Action: None.

7:55 PM Summit Outlets – 6929 Williams Road (old summit mall) – Site Plan Review. Reviewed the plans for the construction of 2 fully enclosed metal building sports facilities with connecting breezeway/restrooms, 36' high x 240' w x 400' long. Connecting also to existing mall at one end. Also conversion of the existing toys-r-us store into a brewery and sports bar and to create outdoor lounge building and volleyball courts. This project has been coming to the Planning Board for a few years. Last time before the board the sports complex and the brewery were separate sit plans. They are now combined into 1 plan as they were when the project first started years ago. The sports complex will be Section 1A and the brewery will be Section 1b. There were no changes to the plans since the applicants last appearance. All of the outstanding conditions were reviewed.

Action: Motion by M. Germann, seconded by D. Proefrock to start SEQR.

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

8:40 PM Dato Development LLC – 7386 Shawnee Road – Site Plan Review. Reviewed the plans for the construction of a 12,000 sq. ft. commercial building. There are old national fuel easements running through the property that the applicant is looking into. The building will be single story with multiple commercial tenants that are allowed in an R-C Zone.

Other Board Business

Wendel provided engineering reports for the Town's files.

Wendel provided memos regarding the Town's new lighting code requirements and the Town's new subdivision street sign regulations.

The 2019 Planning Board meeting schedule was reviewed.

Next meeting: December 19, 2018.

Motion made by W. Garrow, Seconded by M. Polek to adjourn the meeting at 9:10 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 | Comm. Vehicle Parking Permit |

Application Date – November 13, 2018

Review Date: December 5, 2018

2. Development Specifics: Just Moto, Inc.
- a. Property Identification & Location – 7330 Townline Road
 - b. Owner(s) Name(s), Address & Phone No. – Brandon Barrett, 712 Shad Street, North Tonawanda, NY 14120 Phone: (716) 417-7301
 - c. Developer (when different) Name, Address & Phone No.: Same.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No.
 - e. Development Details (Explain) – Operation of a motorcycle repair shop.

3. Planning & Zoning Board Mandated Conditions/Recommendations:

Note: This is not a change of the site plan. This is only involving change of use.

- a. Property is zoned M-1.
- b. Need site plan – look at Town’s site plan checklist.
- c. Need SEQR – short form.
 1. Review noise – comply with Town Notice Ordinances.
 2. Review neighborhood
 3. Air quality and esthetics.
- d. Schedule public hearing. Notify within 500 feet and Town of Pendleton.
- e. Review and process special use permit and follow checklist. Conditions in Special Use Permit will include a 2 year review for compliance. Review. Terms on Special Use Permit to verify applicability.
- f. Site plan approval.
- g. The board provided guidance and applicable forms to help facilitate the process.
- h. Verify addresses involved.
- i. Because there are no changes to the site plan, it is determined that the Niagara County Planning Board does not need to be notified.
- j. A signed lease agreement will be provided at the next meeting.

4. Planning & Zoning Board Action:

Motion by Melissa Germann second by Michael Polek to schedule public hearing for Special Use Permit for December 19, 2018 at 6:45 p.m.

Authentication:

	December 5, 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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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
XX	Preliminary Subdivision Plat-Major	Rezoning Request
	Special Use Permit	Commercial Vehicle Parking Permit

Site Plat Date – May 2018

Review Date: December 5, 2018

2. Development Specifics: Wheatfield Crossing Subdivision
 - a. Property Identification & Location – Between Shawnee & Townline Roads, North of Slusaric Road.
 - b. Owner(s) Name(s), Address & Phone No. – Joanne Jasinski, Michael Jasinski, Ann Marie Zymroz. 6677 Shawnee Road, North Tonawanda, NY, 14120. Phone: (716) 731-4265.
 - c. Developer (when different) Name, Address & Phone No. – DJC Land, Inc. 470 Cayuga Road, Buffalo, NY, 14225. Phone: (716) 688-5597
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Greenman-Pendersen, Inc. Consulting Engineers. 4950 Genesee Street, Suite 100, Buffalo, NY, 14225. Phone: (716) 633-4844.
 - e. Development Details (Explain) – Development of a 73+/- lot, single family detached, residential subdivision.

3. Planning & Zoning Board Mandated Conditions/Recommendations:
 - a. Property zoned R-R.
 - b. 20,000 square foot minimum lot size.
 - c. 40 foot lot set back.
 - d. 100 foot width lot setbacks (interior) and 125 foot width lot setbacks (corner). Needs review. Verified that the narrower lots are 100 feet at set back. Still a question. (not shown on site plan).
 - e. Go through full site plan checklist – checklist provided, review.
 - f. Stormwater facilities may need to define town access and easements. Easements are defined on current site plan. However, easements need to be vehicle capable stabilized.
 - g. Will there be a Homeowners Association as required by the Town Board? Homeowners Association not planned at this time – may be needed vs. Town expenses.
 - h. Every 1,200 feet of road - must have relief.
 - i. Stub roads do not provide for town highway use, eg. snow removal. Must have "T turn arounds" – respect for lots 9, 10, 26 and 27 impacted by "T"s. The Developer will include property impacts as easements on the impacted properties.
 - j. Utilities on stub streets must go to gutter curb.
 - k. Potential traffic issues to Shawnee and Townline Roads – need to contract for traffic study.
 - l. Need detailed base map.
 - m. Need a drainage plan. Provided.
 - n. Sanitary Sewer – contact Town Water and Wastewater. Wastewater engineering approval will be provided before final site plan approval.
 - o. Questions on Lot 72 extension.
 - p. Verify easements to maintain the ponds.
 - q. Snow debris will be kept to site plan.
 - r. Need at appropriate time, to have engineering review drainage plan.
 - s. Verify 65' set back from state highway roads, ex. Lots 1, 73.
 - t. This is in an Ag District. Impacts sewer lateral connections. Documentation will be provided.
 - u. Notification required to Niagara County Planning Board and Town of Pendleton.

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 – December 27, 2017 | Review Date: December 5, 2018 |

2. Development Specifics: Summit Outlets
- a. Property Identification & Location – 6929 Williams Rd (Summit Park Mall), Niagara Falls, NY 14304.
 - b. Owner(s) Name(s), Address & Phone No. – Summit Outlet L.P., 6929 Williams Rd, Niagara Falls, NY 14304.
 - c. Developer (when different) Name, Address & Phone No. – Jonathan E-Bennett Architecture, 104 Evans Street, Lockport, NY, 14094. Ph: 716-438-7940.
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Same as developer.
 - e. Development Details (Explain) – Phase 1a - Construct 2 – fully enclosed metal building sports facilities with connecting breezeway/restrooms, 36' high x 240' w x 400' long. Connecting also to existing mall at one end. Phase 1b - Conversion of the existing toys-r-us store into a brewery and sports bar and to create outdoor lounge building and volleyball courts.

3. Planning & Zoning Board Mandated Conditions/Recommendations:
- a. The Big Thunder Brewery project was combined with the Niagara International Sports & Entertainment Center project. The sports complex is Phase 1a of the new project and the brewery is Phase 1b.
 - b. Property is Zoned C-1.
 - c. Applicant will need to go thru the Site Plan review process. Complete Site Plan checklist – 2016 version.
 - d. Include Landscaping, including height and types of trees. The Planning Board recognizes that there will be landscaping changes required for SPDES. Need species and heights.
 - e. Project will require a variance from the Zoning Board of Appeals (ZBA) for any roof/building heights in excess of 40'. Verify if over that, back to ZBA.
 - f. Utility easement and its impacts. Applicant to verify easement with utility and resolution to be included with Site Plan application.
 - g. Project will require Niagara County Planning Board review. Williams Road, new changes.
 - h. Greater than an acre of disturbance requires a SWPPP. SWPPP will be provided as two separate documents for Plan 1A and Plan 1B.
 - i. Contact the FAA regarding the Airport Overlay.
 - j. Applicant to submit plans to the applicable Fire Dept and the Fire Adv. Bd. Fire Adv. Bd. comments were received and discussed. Those comments are attached to the end of this document. Done.
 - k. A SPDES permit will be required.
 - l. Plans for construction traffic will be minimized to the extent possible. Wendel will verify if a bond is needed for Plaza Drive and associated public traffic routes, to address possible heavy truck traffic.
 - m. The Planning Board recognizes the functions inside the mall that support the sport building activities.
 - n. Wetland disturbance will require approval from Army Corp of Engineers.
 - o. A photometric study is required. Lighting to be dark sky friendly.

- p. The project must comply with the Town's noise ordinance.
- q. A Public Informational meeting will be scheduled with updates within town board meetings.
- r. A base map is required.
- s. Traffic study is required.
- t. Show change in roads and the traffic patterns.
- u. Overall parking Master plan required. Require a total calculation of all parking spaces as well as outlining what is required/needed for this project. Identify the reconfiguration of the handicapped parking. Planning Board approval is required prior to any future parking being constructed on the property.
- v. The new combined project is greater than 10 acres of disturbed and is a Type 1 action requiring SEQR with a coordinated review.

4. Planning & Zoning Board Action:

Motion to authorize the initiation of SEQR by Melissa Germann, second by Donald Proefrock.

Voting Results: Yeas: Garrow, Germann, Polek, Proefrock. Nays: none. Eberwien absent. Motion carried.

Authentication:

	<u>December 5, 2018</u>	
Planning & Zoning Board Representative	Date	Owner/Representative Signature
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		Town Board Members File Folder