

September 2, 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; members of the public.

Moved by M. Germann, Seconded by S. Agnello-Eberwein to approve the meeting minutes of August 19, 2020 with one correction. Motion approved unanimously.

### **COMMUNICATIONS**

None.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Dollar General – 2300 & 2314 Niagara Falls Boulevard (NFB).** Reviewed the sketch plan for the construction of a 9,100 ft<sup>2</sup> single tenant retail store. The applicant is from Alabama and due to NYS and Town of Wheatfield COVID-19 self-quarantine requirements they could not attend the meeting so a local engineering firm represented them. The project was presented to the Planning Board and members of the public. The list of project conditions / recommendations created by the Planning Board the day before at the work session was reviewed. Members of the public were allowed to briefly speak. The Planning Board will hold a public information session for this project at a not yet determined date.

The proposed project has some significant issues. First, it will require 3 variances / waivers from Town codes: 1) parking requirements, 2) NFB Overlay Zone buffering requirements, 3) parking lot green space requirements. Second, DOT denied the project an entrance on NFB so the entrance has to be on Cayuga Drive Extension. This portion of the extension is only 18' wide and the Planning Board questioned whether it is designed to handle the weights associated with delivery trucks and how delivery trucks planned to navigate getting into the parking lot with residential traffic present. Third, due to the train bridge aprons on NFB and the lack of a turning lane, it appears that delivery trucks would not be able to make a left hand turn off of NFB onto Cayuga Drive extension without blocking NFB traffic.

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

### **Other Board Business**

None.

Next meeting: September 16, 2020.

Motion made by S. Angello-Eberwein, Seconded by W. Garrow to adjourn the meeting at 7:40 PM. Motion carried.

Draft Minutes – NOT Board approved at this time

Sincerely submitted,  
Jaimelyn Bator - Secretary