



TOWN OF WHEATFIELD

COUNTY OF NIAGARA

Zoning Board of Appeals

2800 Church Road, North Tonawanda, NY 14120

Phone: (716) 694-1026 Fax: (716) 694-1800

www.wheatfield.ny.us

Minutes of Meeting

January 6, 2020

Chairman Muscatello called the meeting to order at 7:00 pm.

Roll Call:

Present:

Richard W. Muscatello (Chair)

Art Gerbec

Matthew F. Klettke

Michael Schaffer (Vice Chair)

Arthur Kroening

Debbie Carr (Secretary, non-member)

Reading & Approval of Previous Meeting Minutes:

Motion to approve Board minutes of November 25 2019 was made by A. Gerbec and seconded by M. Klettke:

- A. Gerbec - Yes
- A. Kroening - Yes
- R. W. Muscatello - Yes
- M. Schaffer - Yes
- M. Klettke - Yes

Motion approved

Communications:

None

New Business:

Motion to appoint Debbie Carr Secretary (non-member) made by R.W. Muscatello, seconded by M. Klettke

- A. Gerbec - Yes
- A. Kroening - Yes
- M. Klettke - Yes
- R. W. Muscatello - Yes
- M. Schaffer - Yes

Motion Approved

Motion to appoint M. Schaffer Vice-Chair made by R.W. Muscatello seconded by A. Gerbec

- A. Gerbec - Yes
- A. Kroening - Yes
- M. Klettke - Yes
- R. W. Muscatello - Yes
- M. Schaffer - Yes

Motion Approved

Annual Meeting Dates for CY 2020 revised.

Motion to approve the revised 2020 Annual Meeting Schedule (attached) made by M. Schaffer, seconded by A. Kroening

- A. Gerbec - Yes
- A. Kroening - Yes
- M. Klettke - Yes
- R. W. Muscatello - Yes
- M. Schaffer - Yes

Motion Approved

Hearings(s) Held/Interpretations:

7:05 pm: John Saraceno requests an area variance for Lot # 163.00-1-43.1, located at 6898 Shawnee Rd to construct a single-family dwelling with a front yard setback of 300' where 65' is required.

Board Findings

1. No neighbors attended today's meeting for or against the fencing request.
2. Parents split property in 2012 and 41 acres were sold to a developer and kept 5.72 acres for personal use.

Motion to close the public hearing was made by M. Schaffer, seconded by A. Kroening. Ayes: Unanimous

- A. Gerbec - Yes
- A. Kroening – Yes
- R. W. Muscatello – Yes
- M. Schaffer – Yes
- M. Klettke - Yes

Motion approved

Findings per New York State Law Guidelines:

1. No as far as placement of the home. Considered speaking to owner of 6912 Shawnee Rd to possibly purchase 66' for a driveway.
2. Applicant showed 2012 subdivision plans with over 100 homes 500 feet back on the north side of the property. Would like to keep character on the neighborhood and make maximum potential use of the property.
3. Yes. From 65' to almost 300'. Applicant wants to maximize the use of his property and maintain existing acreage for personal use.
4. No. None of the property is designated wetland except the existing pond.
5. Yes.

Motion to approve the variance as requested with a maximum of 300' from the right of way pending a letter from the owner at 6898 Shawnee Rd. giving John Saraceno permission to apply for the variance was made by A. Kroening, seconded by M. Schaffer. Building department will contact Fire Advisory Board for safety concerns.

- A. Gerbec - Yes
- A. Kroening – Yes
- R. W. Muscatello – Yes
- M. Schaffer – Yes
- M. Klettke - Yes

Motion Approved

Miscellaneous: Richard Muscatello will be in our prayers!

Next Meeting Schedule : January 27, 2020 @ 7:00 pm, sharp, Building Dept., lower level conference room.

Public Hearings: Scheduled for January 27, 2020
None

A motion to adjourn : Made by M. Schaffer, seconded by A. Gerbec. Ayes: Unanimous

Respectfully Submitted,

Deborah Carr
Secretary (Redacted by Chair)

Distribution: ZBA Distribution Listing

Town Supervisor
Building Dept.
Planning Board

Assessor
ZBA Members
Town Clerk

Town Board
MIS Manager
Record File

Fire Advisory Board