



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 10, 2022

Chairman Schaffer called the meeting to order at 7:00 pm

Roll Call:

Present:

Michael Schaffer (Chairman) Jerry Canada (Vice Chair)
Matthew F. Klettke Arthur Kroening
Matt Kroening Debbie Carr (Secretary, non-member)

Reading & Approval of Previous Meeting Minutes:

Motion to approve Board minutes of December 13, 2021 was made by J. Canada and seconded by A. Kroening:

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion approved

New Business:

Motion to appoint Debbie Carr secretary for the year 2022 made by M. Schaffer and seconded by A. Kroening

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion approved

Motion to appoint J. Canada Vice Chairman for the year 2022 made by M. Schaffer and seconded by M. Klettke

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion approved

Hearings(s) Held/Interpretations:

7:05 pm: John Drozdek requests an area variance for Lot # 133.00-1-27, located at 2411 Lockport Rd to construct a pole barn with a height of 20' that exceeds the maximum of 14'.

Board Findings

1. Neighbors from 2440 Lockport Rd were in attendance and complained about all the junk located at the applicants address and feared that with a larger garage there would be more junk.

2. Applicant wants a pole barn for storage of a handicap van, small tractor & a camper all for personal use.
3. Existing garage is being torn down.

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

Findings per New York State Law Guidelines:

1. Could build the pole barn with a smaller door. Needs the height for a 5th wheel.
2. Residents at 2440 Lockport Rd stated neighboring properties were well kept except the applicant's property. There is a construction company to the west.
3. Yes. From 14' to 20'
4. No.
5. Yes.

Approval of the variance as submitted is contingent upon the property being in an AR District. If the property is in a C-1 district it is not necessary to approve the height of 20'. Motion made by J. Canada, seconded by M. Klettke.

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion Approved

Next Meeting Schedule : February 14, 2022 @ 7:00 pm, sharp, Town Hall, Upper Level, **Training Only**

Public Hearings: None at this time

A motion to adjourn : Made by J. Canada, seconded by M. Klettke. Ayes: Unanimous

Respectfully Submitted,
Deborah Carr

ZBA Distribution Listing

Town Supervisor
Building Dept.

Town Board
Planning Board

ZBA Members
Town Clerk