

## Town of Wheatfield Planning Board

Subject: Custom Shops

Meeting brought to order by Susan Agnello-Eberwein, at 6:30pm

Roll Call: Susan Agnello-Eberwein, Mike Polek, Doug Kalota, Corey Wilson, Melissa Germann - Present, Tim Zuber - Town Engineer - Present.

Communications: None.

Meeting Minutes Approval: Minutes from 1/18/2023, motion to approve made by Doug Kalota second by Corey Wilson approved by planning board, abstained by Melissa Germann.

Planning Board administrative duties: None.

Agenda Items:

6845 Shawnee Road - Custom Shops:

- 1 . The grade of the site was discussed with the applicant and stated it was for site drainage to get water shed to the street.
- 2 Needed parking will be 58 spots and provided for. Lease agreements will include 2 spaces per tenant at a minimum.
- 3 Town Planning Board wants the project to be neighborhood friendly, consider the adverse effects of storm water control.
- 4 Project still needs engineering approval, before Town Planning Board decides.
- 5 Applicant will set up a zoom meeting with Town Engineer and applicants engineer for a discussion. Town Planning Board chair will also be present.
- 6 Applicant to review parking and provide future space behind buildings, to be built out in the future.
- 7 Fire advisory board would like the paved areas at the south end of the building extended to the end of each building. Applicant to refer to fire advisory board letter.
8. Phase 1 will include two (2) buildings, completion date is not known at this time, Phase 2 has not been determined.
9. Town Planning Board would like the applicant to review and potentially reduce the fill height.

Other Board Business: None.

A motion to adjourn at 7:20 pm was made by Melissa Germann, seconded by Mike Polek, all present Town Planning Board members in favor, none opposed.

Next Meeting: 02/15/2023

End of Minutes

Sincerely Submitted

Corey Wilson - Secretary



Planning & Zoning Board Representative

9/5 23

Date