



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
February 25, 2019

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

Roll Call:

Present:	Richard W. Muscatello (Chair)	Michael Schaffer (Vice Chair)
	Art Gerbec	Arthur Kroening
	Matthew F. Klettke	Debbie Carr (Secretary, non-member)

Reading & Approval of Previous Meeting Minutes:

Motion to approve minutes of February 11, 2019:

Made by:	M. Schaffer	Seconded by:	A. Gerbec
	<input type="checkbox"/> A. Gerbec - Yes		
	<input type="checkbox"/> A. Kroening – Yes		
	<input type="checkbox"/> R. W. Muscatello – Yes		
	<input type="checkbox"/> M. Schaffer – Yes		
	<input type="checkbox"/> M. Klettke - Yes		

Motion approved

Communications: Town Planning Board site Plans Processing Results were previously distributed via the Internet.

Reports of Committees: None

Unfinished Business:

Motion to reschedule the public hearing scheduled for February 25, 2019 for Niagara Wheatfield Central School District, (former administrative offices and elementary school) Tax Parcel #147.00-1-41, located at 6700 Schultz Street, is being rescheduled for March 25, 2019, at the request of Scheid Architectural agent on behalf of the Child's Creative Education Center:

Made by:	M. Schaffer	Seconded by:	A. Gerbec
	<input type="checkbox"/> A. Gerbec - Yes		
	<input type="checkbox"/> A. Kroening – Yes		
	<input type="checkbox"/> R. W. Muscatello – Yes		
	<input type="checkbox"/> M. Schaffer – Yes		
	<input type="checkbox"/> M. Klettke - Yes		

Motion approved

New Business: Continuing Education – Studied pages 11-16, Chapter titled: “Use variance”, NY State manual for the Zoning Board of Appeals; particularly the example of land housing a Synagogue that burned down to the ground. The property owner petitioned for a Use Variance to construct in its place a commercial gas station in a residentially owned property.

Hearings(s) Held/Interpretations: None

Miscellaneous: None at this time.

Next Meeting Schedule: March 11, 2019 @ 7:00pm, sharp, Building Department Conference Room, Lower Level, Town Hall.

Public Hearings: Scheduled for March 11, 2019

7:05 pm, Thomas Austen requests an area variance for Lot #177.01-3-112, located at 3837 Ontario Drive, to construct a single family dwelling exceeds the 40' front yard set-back.

A motion to adjourn: made by A. Gerbec, seconded by M. Klettke Ayes: Unanimous

Respectfully Submitted,
Deborah Carr
Secretary

Distribution: ZBA Distribution Listing

Don MacSwan, Supervisor	Bridgette Grawe (Assessor)	Randy Retzlaff	Curt Doktor
Mike Klock (Building Dept.)	Matthew Klettke	Gil Doucet	Larry Helwig
Walt Garrow (Planning Board)	Art Gerbec	Art Kroening	Mike Schaffer
Harrington-McDonell (Town Clerk)	Richard W. Muscatello	Don Wallace (MIS)	Record File