

March 3, 2021

The regular meeting of the Wheatfield Planning Board was called to order online as a Zoom Video Communications web-based meeting, at 6:30 PM, by Chairman Walt Garrow.

Present: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Doug Kalota, Mike Polek, Corey Wilson (alternate member). Also present: Tim Zuber – Town Engineer, Wendel; Members of the public.

Moved by S. Agnello-Eberwein, Seconded by D. Kalota to approve the meeting minutes of February 17, 2021. Motion approved unanimously.

### **COMMUNICATIONS**

None.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Retail & Office Space – 2609 Niagara Falls Boulevard (NFB).** Reviewed the Sketch Plan for the construction of a 50' x 100' pole barn to be built as an addition to an existing structure. The barn will be used to support a plumbing business with some of the area possibly being leased. There was discussion about the bridge connecting to NFB needing to be inspected by a licensed structural engineer to ascertain whether it meets Town codes. The applicant was advised to go to the Town's website and use the Site Plan Checklist and to review the Town's parking codes.

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

**Commercial Vehicle Parking Permit – 2626 Lockport Road.** Reviewed the application to renew a Parking Permit for up to 3 Commercial Vehicles in residentially zoned area. The Planning Board checked with the Building Department and there have been no previous complaints related to this parking permit. The vehicles must be parked behind the barn and screened as much as possible. All activities taking place on this property must be consistent with existing health, safety and environmental ordinances thus preserving the culture and tranquility of the neighborhood.

**Action:** *Motion made by S. Agnello-Eberwein, Seconded by D. Kalota to approve the Commercial Vehicle Parking renewal for up to three commercial vehicles for two years, ending March 3, 2023, subject to the noted conditions on the meetings Review Results Checklist. The motion was approved unanimously.*

**Site Plan Review – Wheatfield II Solar – 3636 Mapleton Road.** Reviewed the Site Plan for a 5 MW utility grade solar array. The applicant was last before the Planning Board on February 3<sup>rd</sup>, 2021. Changes to the plans since the last appearance were discussed. The panels are bi-facial and fixed in one position, with a maximum height of 10'. There was much discussion about the screening of the panels from the local residential homes and from Mapleton Road. The

applicant stated that the surrounding fence will be galvanized, 7' high and will utilize privacy slats of a color decided by the local home-owners. Also, they plan to utilize a combination of a berm and shrubs to create a 10' high barrier. There was discussion about impacts to local homes and home values. The Planning Board feels that the provided visual impact assessment is inadequate and requested a new assessment that includes perspectives from all directions and from the nearby residential homes. Additionally, a letter from the air base was requested to verify there are no impacts to the base.

Other discussion items included the noise created by a solar array and how things like distance, trees, fence slats and shrouding effect noise levels. Transformer oil was discussed related to spill containment as it is made from soybeans and biodegradable, but it can still create biological oxygen demand issues in groundwater. Moving forward the Town is hoping to be able to start having public hearings again some time in mid to late March for the Special Use Permit. The applicant felt that they needed to further update their plans before they go to the Niagara County Planning Board.

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

**Other Board Business**

None.

Next meeting: March 17, 2021.

Motion made by S. Agnello-Eberwein, Seconded by M. Polek to adjourn the meeting at 8:51 PM. Motion carried.

Sincerely submitted,  
Jaimelyn Bator - Secretary