

March 20, 2019

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall, at 6:30 PM, by Chairman Walt Garrow.

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek, Don Proefrock.

Also present: Tim Zuber – Town Engineer, Wendel.

Moved by M. Germann, Seconded by S. Eberwein to approve the meeting minutes of February 20, 2019. Motion approved.

SUMMARY OF AGENDA

6:36 PM Horizon Village Building Addition – 6298 & 6302 Inducon Drive- Site Plan Review.

Reviewed the Site Plan for the Construct a 1,300 sf addition to connect the building at 6298 & 6302 Inducon Drive. The two buildings are identical drug treatment facilities currently housing men in one and women in another. The properties will be combined. Square footage is 7.6% of existing and thus is within allowances of expansion. No new SEQR review needed.

Action

Motion by Eberwein, second by Proefrock to approve site plan pending receipt of updated plans and deed update.

Voting Results: Yeas: Garrow, Eberwein, Germann, Polek, Proefrock. Nays: none. Motion carried.

7:03 PM Horizon Village Family / Training Center – 6301 Inducon Drive – Sketch Plan Review.

Reviewed the sketch plan for the construction a 8,430 sf Family/Training Center. The new structure consists of a large conference room and 3 smaller meeting rooms that all can be combined into 1 large area as needed. A Special Use Permit is not required because drug treatment will not be performed as is conducted at the other Horizon Village facilities. 6301 and xxxx Inducon were combined for this project.

Action

None taken.

Other Board Business

The working revision of the Town's Parking Code was discussed.

Next meeting: April 3, 2019.

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 8:00 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

- | | | |
|----|--|-------------------------------|
| 1. | Type of Review ("X" one):
Sketch Plat Review | Public Hearing Special Permit |
| XX | Site Plat Review | Final Subdivision Plat |
| | Preliminary Subdivision Plat-Major | Rezoning Request |
| | Special Use Permit - Temporary | Informational Meeting |
| | Site Plat Date – March 12, 2019 | Review Date: March 20, 2019 |

2. **Development Specifics: HORIZON VILLAGE BUILDING ADDITION**
- a. Property Identification & Location – 6301 Inducon Drive, Sanborn, NY 14132 and 2424 Lockport Road, Sanborn, NY 14132
 - b. Owner(s) Name(s), Address & Phone No. – Horizon Health Services, 55 Dodge Road, Getzville, NY 14068; 831-2700
 - c. Developer (when different) Name, Address & Phone No
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Zaxis Architectural, PC, 4245 Union Road, Suite 210, Buffalo, NY 14225
 - e. Development Details (Explain) – Construct a 8,430 sf Family/Training Center.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**

- a. Zoned M1
- b. Verify properties are combined.
- c. Storm water pipe issue – will be replaced with alternate materials.
- d. Square footage is 7.6% of existing and thus is within allowances of expansion.
- e. No further SEQR review (type 2) Note: duplicate into both existing site plan files.
- f. They are maintaining the SWPPP from the original 2 plans.
- g. They are to provide full updated site plan.

4. **Planning & Zoning Board Action:**

Motion by Eberwein, second by Proefrock to approve site plan pending receipt of updated plans and deed update.

All in Favor. Motion approved.

Authentication:

Planning & Zoning Board Representative
Distribution: Town Clerk
Town Assessor

March 20, 2019
Date
Building Department
Town Attorney

Owner/Representative Signature
Town Board Members
File Folder

TOWN OF WHEATFIELD PLANNING & ZONING BOARD
Site Review Process Results

1. **Type of Review ("X" one):**
XX Sketch Plat Review
Site Plat Review
Preliminary Subdivision Plat-Major
Special Use Permit - Temporary
Site Plat Date – March 12, 2019

Public Hearing Special Permit
Final Subdivision Plat
Rezoning Request
Informational Meeting
Review Date: March 20, 2019

2. **Development Specifics: FAMILY/TRAINING CENTER**
- a. Property Identification & Location – 6298 & 6302 Inducon Drive, Sanborn, NY 14132
 - b. Owner(s) Name(s), Address & Phone No. – Horizon Health Services, 55 Dodge Road, Getzville, NY 14068; 831-2700
 - c. Developer (when different) Name, Address & Phone No
 - d. Architect/Engineer/Licensed Land Surveyor Name, Address & Phone No. – Zaxis Architectural, PC, 4245 Union Road, Suite 210, Buffalo, NY 14225
 - e. Development Details (Explain) – Construct a 1,300 sf addition to connect two buildings.

3. **Planning & Zoning Board Mandated Conditions/Recommendations:**
- a. Zoned M1
 - b. Remind to complete and satisfy site plan checklists.
 - c. Parking review - 103 spaces required and 110 provided. Update on plans.
 - d. Need Niagara County easement for north curb cut and sidewalk.
 - e. Over 1 acre – SWPPP storm water plan.
 - f. SEQR will be needed.
 - g. Verify that properties are combined.
 - h. Special Use Permit is not required because there will not be any hospital/clinic, drug or alcohol units.
 - i. Follow Airport Overlay Requirements and FAA calculations.

4. **Planning & Zoning Board Action:**

No action taken.

Authentication:

<hr/> <p>Planning & Zoning Board Representative Distribution: Town Clerk Town Assessor</p>	<p>March 20, 2019 Date Building Department Town Attorney</p>	<hr/> <p>Owner/Representative Signature Town Board Members File Folder</p>
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