

June 16, 2021

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

Present: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Mike Polek. Excused: Doug Kalota, Corey Wilson (Alternate). Also Present: Tim Zuber – Town Engineer, Members of the Public. There was a forum.

Moved by S. Agnello-Eberwein, Seconded by M. Germann to approve the meeting minutes of June 2, 2021. Motion unanimously approved.

COMMUNICATIONS: Mail was distributed to the Board and the annual budget was discussed.

SUMMARY OF AGENDA

Site Plan Review – Niagara County Public Safety Radio Communications Tower – 3747

Lockport Road. Reviewed the Site Plan for the erection of a 180 ft. high communication tower within a 50' x 75' fenced area. The Planning Board recognized that the Niagara County Planning Board (NCPB) declared a negative declaration for SEQR. The Board also verified that the applicant received the needed variances from the Town's Zoning Board of Appeals and the Niagara County Planning Board.

Action: *A Public Hearing for the Special Use Permit was scheduled for July 7th, 2021 at 7:10 pm.*

Site Plan Review – Dollar General – 2300-2314 Niagara Falls Boulevard. Reviewed the Site Plan for the construction of a 9,100 ft² retail store. The applicant has been coming before the Planning Board since August 2020. The applicant presented new Site Plan changes that the Planning Board was not previously given and did not have time to review at the work session. One of the main changes was that in the southwest corner of the property along Cayuga Drive Extension, the applicant decided to not put up a fence for screening as planned but keeping the natural trees and vegetation as a natural barrier. Also, the applicant is now planning to request to the NYSDOT to discharge their hard surface wastewater to the State's sewer system along Niagara Falls Boulevard.

Another change was that the HVAC pad was moved from the west side of the building to the rear, and will be fenced to reduce noise. There will still be a fence along the west side of the building for screening purposes. There was discussion as to whether the fence should be close to the building or along the property line at the tree/vegetation line. It was agreed that due to the higher elevation next to the building that it would provide a better visual barrier at that location. Members of the public voiced concerns about maintenance of the property related to the poor upkeep that they have observed at other similar locations of this chain of business.

The applicant reminded the Board that they will be providing a maintenance plan that the property leaser will have to follow and the Planning Board stated that the public then can call the Building Inspector if maintenance is not being kept up.

Action: None.

Sketch Plan Review – Clark Family Medicine Building Addition – 6950 Williams Road.

Reviewed the Sketch Plan for the construction of a 1,033 ft² addition to an existing 4,320 ft² building. The addition would add exam rooms to an existing medical facility. After review of the Town codes, it was determined that because the size of the addition was less than 25% of the original structure, the applicant did not have to come to the Planning Board for a Site Plan Approval. The applicant was referred to the Town Building Department for a Building Permit and any associated permit requirements.

Action: None.

Sketch Plan Review – Tighe Development – 2050 Lockport Road. Reviewed the Sketch Plan for the construction of a 7,100 ft² pole barn structure. The applicant is planning to use the building as a garage for equipment associated with his current business on-site. There was a lot of discussion as to future use of the building and whether it could be broken into individual bays and leased/rented out to other commercial entities. The discussion was related to the location of the property as it is adjacent to the Niagara Falls Air Force Base property and is in both the Airport Potential Impact Zone and the Airport Zone 1 Overlay. The Potential Impact Zone does not allow commercial storage. Air Base encroachment concerns were discussed. The applicant plans to reach out to the air base to discuss possible issues.

Action: None.

Other board business: None

Next meeting: July 7th, 2021.

Motion made by M. Polek, Seconded by W. Garrow to adjourn the meeting at 8:32 PM. Motion unanimously approved.

Sincerely submitted,
Jaimelyn Bator - Secretary