

Town of Wheatfield Planning Board

Subject: 3655 Lockport Road CVE Solar, 7475 Shawnee Road Beauty Salon, 2242 Niagara Falls Blvd HVAC Sales, Errick Road Subdivision, Micro Cell Systems.

Meeting brought to order by Susan Agnello-Eberwein, at 6:00pm

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

Communications: None.

Meeting Minutes Approval: Minutes from 06/07/2023, motion to approve made by Doug Kalota second by Melissa Germann approved by all planning board members.

Planning Board administrative duties: None at this meeting

Agenda Items:

3655 Lockport Road – CVE Solar.

1. Applicant provided letter from CVE on sun glare and noise levels to Town Planning Board Chair.
2. Revised landscaping plan was submitted for Town Planning Board review.
3. Plantings were increased to 420+/- from the 360 plantings in the original design.
4. Privacy fencing will be Green in Color.
1. Motion by Susan Agnell-Eberwein, Seconded by Corey Wilson To approve the modified site plan for CVE Solar and reconfirm the validity of the Special Use Permit. Voting Results: Yeas: Wilson, Polek, Kalota, Agnello-Eberwein, Nays: Germann. Abstentions: none. Motion carried.

7475 Shawnee Road – Beauty Salon

1. Applicant presented the project and discussed the setbacks and site restrictions.
2. Applicant will need to go to the ZBA due to addition being more than 50% of the existing sqft.
3. Town Planning Board reviewed site plan submission requirements with applicant and will be required to submit all necessary data for Town Planning Board review.
4. Potentially 3 additional jobs will be created.

2242 Niagara Falls Blvd – HVAC Sales

2. Applicant will be doing sales and service HVAC repair.
3. Will use existing sales office, for retail.
4. Motion to approve Site Plan with noted conditions above by Doug Kalota, seconded by, Corey Wilson
Voting Results: Yeas: Wilson, Polek, Kalota, Germann, Agnello-Eberwein, Nays: none. Abstentions: none. Motion carried.

Errick Road Sub-Division

1. Mike Polek outlined items needed for further submissions and required per town code and ordinances.
2. Applicant lawyer discussed the project and noted it was a major sub-division.
3. Between Errick Road and Nash Road over 140 acres.
4. Project will have two retention ponds, sidewalks are not permitted.
5. Research to see if the area is listed as prime farmland.
6. There are federal wetlands that will need to be investigated.
7. It was noted that traffic will increase and need to be reviewed and evaluated.
8. Traffic increase, and major concern from Parkside entrance. Will need a traffic assessment.
9. No plan for public transportation at this time, or proposed but will reach out to NFTA.

10. Concerns with existing hedge rows along existing residents.
11. Concerns with new children and schools in the Niagara Wheatfield School District.

Micro Cell Systems

1. New 35' pole in total length, 29' exposed and equipment on top total height of 32.5'
2. The address is 7507 Shawnee in North Tonawanda, and in the Town of Wheatfield.
3. Referral to Niagara County was provided to applicant.

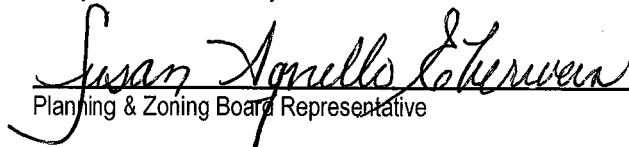
Other Board Business: None.

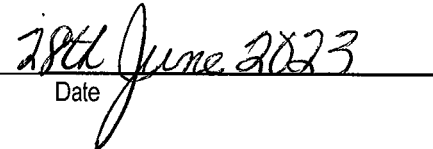
A motion to adjourn at 7:45 pm was made by Susan Agnello-Eberwein, seconded by Mike Polek, all present Town Planning Board members in favor, none opposed.

Next Meeting: 06/28/2023

End of Minutes

Sincerely Submitted
Corey Wilson – Secretary


Susan Agnello-Eberwein
Planning & Zoning Board Representative


Date