



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

July 26, 2021

Chairman Schaffer called the meeting to order at 7:00 pm

Roll Call:

Present:

Michael Schaffer (Chairman)

Arthur Kroening

Jerry Canada (Vice Chair)

Matthew F. Klettke

Debbie Carr (Secretary, non-member)

Absent: Art Gerbec

Matt Kroening (Alternate Member)

Reading & Approval of Previous Meeting Minutes:

Motion to approve Board minutes of July 26, 2021 was made by A. Kroening and seconded by M. Klettke:

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Schaffer - Yes

Motion approved

New Business: None

Hearings(s) Held/Interpretations:

7:05 pm: Bunny Bunch Daycare requests an area variance for Lot # 162.00-3-2.21, located at 2578 Niagara Falls Blvd to construct a sign 120 square feet where 50 square feet is the maximum.

Board Findings

1. No neighbors physically attended today's meeting in favor of or against the request.

Motion to close the public hearing was made by J. Canada, seconded by A. Kroening. Ayes:
Unanimous

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Schaffer - Yes

Motion approved

Findings per New York State Law Guidelines:

1. The sign is in a strip plaza with up to 5 tenants. The existing sign is already 100 sq ft.
2. It's a commercial zone and applicant is replacing the existing 100 sq ft sign. Applicant will eliminate the aluminum skirting on the existing sign.
3. Yes. From 50 sq ft to 120 sq ft.
4. Numerous signs along Niagara Falls Blvd are 100 sq ft or larger.
5. Yes

Motion to approve the variance as requested with the condition that it not be enclosed made by M. Klettke, seconded by J. Canada.

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion Approved

7:25pm: Muscoriel's Fine Desserts requests an area variance for Lot # 177.17-4-14, located at 3962 Niagara Falls Blvd to construct a sign 62 square feet where 50 square feet is the maximum.

Board Findings

1. No neighbors physically attended today's meeting in favor of or against the request.

Motion to close the public hearing was made by A. Kroening, seconded by J. Canada. Ayes: Unanimous

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion approved

Findings per New York State Law Guidelines:

1. Columns are in place on concrete pad. Needed close proximity and accessibility to the single-family dwelling.
2. Received letter from Bob Regan & neighbors from 2302 River Rd. who had no objections. House on the east is closer to the river than the screened porch.
3. No. From 10' to 8'.
4. No.
5. Yes.

Motion to approve the variance as requested was made by M. Klettke, seconded by A. Kroening.

- M. Klettke - Yes
- A. Kroening - Yes
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion Approved

Miscellaneous: None at this time.

Next Meeting Schedule : August 9, 2021 @ 7:00 pm, sharp, Town Hall, Upper Level

Public Hearings: 7:05 - 3860 Lockport Rd - Pole barn height

A motion to adjourn : Made by J. Canada, seconded by M. Kroening. Ayes: Unanimous

Respectfully Submitted,
Deborah Carr

Building Dept.

Planning Board

Town Clerk