



# 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 27, 2020

Vice Chair Schaffer called the meeting to order at 7:00 pm. Jerry Canada attended in the absence of Chair Richard Muscatello.

**Roll Call:**

Present:	Michael Schaffer (Vice Chair)	Arthur Kroening
	Art Gerbec	Jerry Canada (Alternate Member)
	Matthew F. Klettke	Debbie Carr (Secretary, non-member)

Excused - Medical: Richard W. Muscatello (Chair)

Superintendent Dan Ljiljanich of Niagara Wheatfield Schools did not register and was not admitted to the meeting.

**Reading & Approval of Previous Meeting Minutes:**

Motion to approve Board minutes of July 13, 2020 was made by A. Gerbec and seconded by A. Kroening:

- A. Gerbec - Yes
- A. Kroening - Yes
- Jerry Canada - Yes
- M. Schaffer - Yes
- M. Klettke - Yes

Motion approved

**Communications:** None

**New Business:** None

**Hearings(s) Held/Interpretations:**

**7:25 pm: IBEW Local 237** requests an interpretation of the zoning code for Lot # 147.00-12-41, located at 6700 Schultz St.

Is the IBEW Local 237's electrical training program a business occupancy or a school?

The ZBA determined that the applicants use of the building located at 6700 Schultz St. as a training center for electricians, which has a non-profit status, therefore under these circumstances it is considered a school and serves an important function in educating electricians is consistent with permitted uses in an R-2 district.

Roll call was taken in agreement of the ZBA determination:

- A. Gerbec - Yes
- A. Kroening - Yes
- Jerry Canada - Yes
- M. Schaffer - Yes
- M. Klettke - Yes

**Miscellaneous:** None at this time.

**Next Meeting Schedule :** August 10, 2020 @ 7:00 pm, sharp, Court Room

**Public Hearings:**

**7:05 pm: Wagner Farm & Market** requests an area variance for Lot # 147.00-1-13.11, located at 2672 Lockport Rd to erect an EMD sign in an AR district.

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

Respectfully Submitted,  
Deborah Carr  
Secretary (Redacted by Chair)

Distribution: ZBA Distribution Listing

Town Supervisor  
Building Dept.  
Planning Board

Assessor  
ZBA Members  
Town Clerk

Town Board  
MIS Manager  
Record File

Fire Advisory Board