

August 5, 2020

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

Present: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Mike Polek. Excused: Don Proefrock. Also present: Tim Zuber – Town Engineer, Wendel; and a member of the public.

Moved by M. Germann, Seconded by S. Agnello-Eberwein to approve the meeting minutes of July 15, 2020 with one correction. Motion approved unanimously.

### **COMMUNICATIONS**

The Planning Board had received an invitation to attend the public meeting that took place at the last Town Hall meeting regarding the Wheatfield Crossings major subdivision. Walt Garrow and Susan Agnello-Eberwein attended.

The Planning Board was requested to submit their budget for 2021. The budget was reviewed.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Rock Hard Fence –2063 Cayuga Drive Extension.** Reviewed a sketch plan for the construction of a 4000 ft<sup>2</sup> pole barn for commercial storage of equipment and supplies utilized by a fence installation business on the property. Currently the materials are stored outside, unprotected on the property. The applicant doesn't plan to lease out any of the space. Submitted documents were reviewed and the applicant was provided a Special Use Permit (SUP) application and the site plan checklist was reviewed. This project will require a public meeting for the SUP.

**Action:** *No action taken.*

**Site Plan Review – Child's Creative Development Center – 3641-3651 Niagara Falls Boulevard.** This project was last before the Planning Board on October 16<sup>th</sup>, 2019, for the re-zoning of three parcels that since then have been combined. The Planning Board recommended the re-zoning to the Town Board and the property was re-zoned from R-2 to C-1. For this appearance the applicant submitted a site plan for review. A couple significant items that were discussed was the construction of a new culvert and vehicle bridge on Niagara Falls Boulevard and part of the property is in a floodway and part is in federal wetlands.

At the previously held Town Board's public hearing for the re-zoning of the property, some of the residents living adjacent to the project along Demler Road voiced concerns, some of which were addressed at this meeting. The applicant decided to move the hot box from the north western easement to the north eastern easement moving it away from the residences. Also the applicant will place privacy fencing with vegetation and trees along the north western perimeter of the property to create a continuous visual barrier along the northern property line that borders the residential properties on Demler Road.

Draft Minutes – NOT Board approved at this time

**Action:** *No action taken.*

**Other Board Business**

General board interest topics were discussed.

Next meeting: August 19, 2020.

Motion made by M. Germann, Seconded by M. Polek to adjourn the meeting at 8:12 PM.  
Motion carried.

Sincerely submitted,  
Mike Polek - Acting Secretary