

Town of Wheatfield Planning Board

Subject: 7475 Shawnee Rd - Chelsea Ramierz Salon, 3794 Commerce Ct - Krown Billiards, 2121 Lockport Rd - MK Auto, 6929 Williams Rd - ICM Industries

Meeting brought to order by Susan Agnello-Eberwein, at 6:30pm

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

Communications:

- 7/25/2023 - Email from Cheryl Hefferon - Subject: Errik Road Development
- 7/25/2023 - Email from Susan Siegmann - Subject: Wheatfield Subdivision
- 7/31/2023 - Email from Joshua Heim - Subject: Concerned Resident

Meeting Minutes Approval: Minutes from 07/19/2023, motion to approve made by Melissa Germann second by Corey Wilson, Mike Polek Abstained, approved by all remaining planning board members.

Planning Board administrative duties: None at this meeting

Agenda Items:

7475 Shawnee Rd - Chelsea Ramierz Salon.

1. Applicant updated drawings and surveyed the site for utilities.
2. There will be one (1) new employee, taken up to 3 total.
3. No double booking and it's one in one out service.
4. Susan Agnello-Eberwein tabled the project until our September 6, 2023 Town Planning Board meeting to allow all board members to be present.

3794 Commerce Ct - Krown Billiards.

1. Applicant outlined the project for the Town Planning Board. Wants a Family friendly place to learn pool, elegant upscale pool hall with restaurant (bar food).
2. Will be set up for league plays of all ages.
3. Applicant to contact the liquor authority on distance allowed from a Day Care - there is one located across the street.
4. Potential new employees 10-13 when fully up and running.
5. Typical hours of business - TBD

2121 Lockport Rd - MK Auto.

1. Applicant wants to include Auto Sales and will need to update the Special Use Permit for Auto Sales, rehabilitation of auction cars, not a used car lot.
2. Scheduled Public Hearing, September 6, 2023 at 6:15pm

6929 Williams Road - 'CM Industries.

1. Applicant did not show.

Other Board Business: None.

A motion to adjourn at 7:30 pm was made by Melissa Germann, seconded by Corey Wilson, all present Town Planning Board members in favor, none opposed.


Next Meeting: 09/06/2023

End of Minutes

Sincerely Submitted
Corey Wilson – Secretary



Planning & Zoning Board Representative



Date

To: Wheatfield Planning Board
Wheatfield Town Board

From: Siegmann
3077 Stieg Road

Date: July 25, 2023

Re:New Development - 306 Homes on Errick Road

We are very concerned about the proposed addition of 306 homes on Errick Road. The traffic, sewers, utilities, infrastructure, drainage, school, garbage collection are all major concerns when this many homes are squeezed in to a small community.

The traffic on Stieg Road has increased tremendously over the last few subdivisions. The lot size will not be conducive to the current lot sizes that we enjoy in Wheatfield currently. Wheatfield has always been a great place to live, please reconsider this number of homes in this addition.

Thank you

Tom and Sue Siegmann

Corey Wilson

From: Joshua Heim
<joshua.p.heim@gmail.com>
Sent: Monday, July 31, 2023 1 1:02 AM
To: Debbie Carr; Supervisor
cc: Planning Board
Subject: Concerned Resident
Hi Supervisor McSwan:

It has been a while, I hope all is well. We are looking forward to the picnic this weekend.

This is the first time I have contacted the Town as a (long-time tax payor and) constituent, but I feel it is vitally important to have our voices heard. As you probably guessed, this is about the proposed development on Erick Road, behind the Parkside subdivision.

We have several concerns about this development, as this is an unbelievable amount of homes and people to put into a track of land that does not appear to be able to support it. This subdivision will destroy existing green space. We already have drainage issues around this area. This subdivision will compound and exacerbate all of those. Residents oppose this development, pretty vehemently.

The short version of our contention is:

- *Adding 306 homes will greatly and negatively impact the quality of life for existing residents and current tax payors.
- *There will be issues adding this many homes for fire, police and safety.
- *The local school is already near full. I am not sure where you would put all these children.
- *Our aging infrastructure would have issues handling the needs of 306 homes. The roads around this development are in terrible shape now. The sewers will not be able to accommodate this many homes.
- *Traffic in the middle of the town is going to be a mess, especially during school pick up and drop off, and during garbage collection.
- *I would really like to know as a long-time constituent where this fits in with the master plan, and also when this land was reclassified from farm land to land able to be developed into a huge development.

Here is some more information from the residents group that is opposing the development. We are active members of this development.

We understand that the following items, and more, will already be requested from the developer by the Town, but we feel it is important to add some additional context, so our concerns are adequately addressed.

1. Traffic study — the traffic study should include the added 306-unit proposed development as well as the Ryan development on Lockport Road, the Natale development on Ward Road, the D'Angelo development on Errick Road and the Rosal development on Errick Road. The traffic study should assume traffic at full build out of each development. These four developments alone add hundreds and hundreds of vehicles in a very small area.

2. Engineering study of Parkside Drive & Erick Road Bridge- provide evidence that the eastern most S-curve entrance off of Nash is safe with the added traffic as well as provide evidence that the 20-year old Parkside Drive's existing asphalt & sub-base is in stable condition to take additional traffic. Currently, there are significant potholes, cracking, heaving, wash out at cash basins, settling, damaged curbs, and deteriorated topcoat. Additional traffic will only worsen the existing conditions.

3. Sewer study — confirm that the existing sewer system has capacity; like the traffic study, sewer capacity at full build out at all previously mentioned developments should be accounted for. Your comment at the meeting regarding the "morning flush" was right on!

4. Utility study — confirm the current electric grid has the capacity to take on additional development where the homes will be fully electric, knowing the State is attempting to make all new homes electric and phase out gas at existing homes. Further, any lacking grid capacity should not affect existing residents in any way.

5. Drainage study — the area has historical drainage issues, and it needs to be confirmed that the proposed development will not create more drainage problems. We fear that the removal or diversion of the existing stream and adjacent wetlands will have unintended consequences and affect drainage for existing houses within Parkside Estates and along Steig & Errick Roads.

6. Tree lines — the developer should confirm that no trees, shrubs, or foliage will be removed along the North side of Parkside Estates. This tree line adds significantly to the quality of life for the Community. The developer should provide

individual lot easements requiring the trees to remain when the lots are sold. Further, the developer should provide an additional 50' treed buffer between new and existing properties.

7. School — we understand the Town, as lead agent, will provide information for the NW School District to weigh in on during the SEQR process. Like the traffic, sewer, utility, and drainage study we mentioned above, the School should look at ALL developments comprehensively and determine whether or not the existing schools can take on the added students without significant capital projects.

8. Garbage collection — the developer should confirm that the proposed development will have no impact on the current garbage collection within Parkside Estates. Adding new entrances at Gregory and Carli to service the proposed development could allow garbage collection to be bifurcated and garbage trucks are then entering twice a week off Nash Road; again, deteriorating the current quality of life.

9. Master Plan — clearly the master plan wants responsible development. The plan also suggests that sprawl will be limited as well as the existing quality of life will be maintained. Is this proposed development in line with the master plan especially knowing all of the other developments that were approved in such close proximity? To us, this is the definition of sprawl. Further, the lots are significantly smaller than the lots within Parkside and adjacent streets. Smaller lots and smaller homes conflict with the character of the community and can decrease current property values.

In general, we oppose this development, especially the connection to Parkside Estates, but knowing that a process must be followed, we want our voices to be heard and any engineering to be completed with the full picture of Wheatfield's development in mind.

Thanks for your time.

Josh and Sarah Heim

Life time residents of the Town of Wheatfield

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Thanks,

Josh

Joshua P. Heim

716-622-1518

Corey Wilson

From: Cheryl Hefferon <chefferon3@gmail.com>
Sent: Tuesday, July 25, 2023 2:58 PM
To: Supervisor; Curt Doktor; gild@wheatfield.ny.ud; Larry Helwig; Randy Retzlaff; Planning Board
cc: parksidewheatfield@gmail.com
Subject: Errick Road Fvelopment

Dear Planning Board Members:

We agree with what is stated in the Parkside Estates document. We have discussed it with some of our neighbors and have the following additional comments, referencing the numbered items in Parkside's document:

1. Traffic study must include impacts on Errick, Pearce, and Steig roads and whether expansion will be needed to those roads. It seems doubtless that it would, because at present there is virtually no room for people to walk or ride their bikes if two cars are going by at once, which doesn't occur that often at present, but will be often given the traffic of approximately 600 additional cars. It would not be at all safe for walkers and bikers unless these roads are expanded by several feet. Will this require water and sewer pipes to be moved? If so, will the developer pay to move them and will the developer pay to expand the roads? What about the electric poles and the telephone poles, will they also have to be moved and if so, who will bear the cost? And will the homeowners be reimbursed for the land and trees that are lost alongside the roads? All this expense is for the benefit of the developer, he should have to pay for it.

1. Regarding the asphalt and sub base for these roads, the study needs to include the impact of the heavy equipment continually driving in and out of the new subdivision for however many years it takes to build out. Who will pay to repair the damage to the roads as a result of these heavy equipment vehicles? This should be the responsibility of the developer as they are reaping the benefits of this, these are costs of their project.

3. The utility study needs to project for the duration of the build out and sales, not just the current state. It also needs to consider that there will be electric cars, water heaters and appliances in these new homes, as per the laws that have been recently enacted at the federal and state levels.

4. Drainage study is needed for the new large retention pond at the northwest corner of the development. There needs to be a plan for handling spell over that that does not spill over into the existing homes' yards. The study should consider over the past 20 years, what is the most rainfall in a month's time - consider saturation, how much for water would flow into the pond from these new homes, and how much additional water can the pond hold considering that it will already contain water? Will the existing water table keep the pond full so that drainage into the pond is always a spillover? If the developer plans to drain all of that property into the pond, it doesn't seem viable without a spillover plan that goes into the sewage system, and if so, the spillover plan needs to feed back into the Sewer Study.

Thank you for looking out for us in these matters.

With best regards,

Dave and Cheryl Hefferon and Neighbors
6717 Errick Road
716-471-2601
chefferon3@gmail.com