



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

August 10, 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)

Reading & Approval of Previous Meeting Minutes:

Motion to approve Board minutes of July 27, 2020 was made by M. Schaffer and seconded by A. Gerbec :

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

Motion approved

New Business: None

Hearings(s) Held/Interpretations:

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.

Board Findings

1. Applicant wishes to erect an EMD pole sign 38" x 88" to replace an existing sign.
2. The southern portion of the property is in the airport protection zone. The sign will not be located in the airport protection zone.
3. 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 M. Klettke. Ayes: Unanimous

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

Motion approved

Findings per New York State Law Guidelines:

1. No. Applicant would like a lighted sign to make the business more visible.
2. No. Applicant is replacing an existing sign that has been in place for over 25 years.
3. No. Note: The Town of Wheatfield should revisit the EMD sign law 200-67 for the AR district to include agricultural signage.
4. No. The sign will enhance and update the current sign. The sign will be more visible. Lockport Rd is one of the main thoroughfares in the Town of Wheatfield and is pro-business.
5. Yes.

Motion to approve the variance for an EMD pole sign 38" x 88" to be constructed in compliance with the current sign law 200-67 was made by A. Kroening, seconded by A. Gerbec.

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

Motion Approved M. Klettke - Yes

Miscellaneous: None at this time.

Next Meeting Schedule : August 24, 2020 @ 7:00 pm, sharp, Court Room

Public Hearings: None

A motion to adjourn : Made by A. Gerbec, 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