

## Town of Wheatfield Planning Board

Subject: MK Auto & Fleet Services 2121 Lockport Rd, Joe's Kwik Mart 6724 Williams Rd, Cobblestone Creek Errick Rd, Verizon Wireless 7507 Shawnee Rd, Chelsea Ramierz Salon 7475 Shawnee Rd.

Public Hearing brought to order by Susan Agnello-Eberwein, at 6:15pm

Agenda Items:

2121 Lockport Rd - MK Auto & Fleet Services

1. Applicant addressed the Town Planning Board to request an update to his Special Use Permit, for auto sales at 2121 Lockport Road.

A motion to adjourn the public hearing at 6:18 pm was made by Susan Agnello-Eberwein, seconded by Melissa Germann, all present Town Planning Board members in favor, none opposed.

Motions for:

2121 Lockport Rd - MK Auto & Fleet Services

**SEQR:**

Motion by Susan Agnello-Eberwein, second by Doug Kalota, that the Planning Board has determined that the Negative Declaration under SEQR that was previously issued for this Project on February 15, 2023, remains valid. Roll Call, Susan Agnello-Eberwein - yea, Melissa Germann. - yea, Doug Kalota - yea, Mike Polek - yea, Corey Wilson - yea, Special Use Permit:

Motion by Doug Kalota, Second by Mike Polek, to grant a Special Use Permit for the proposed MK Auto project proposed at 2121 Lockport Road with noted permit conditions. Roll Call, Susan Agnello-Eberwein - yea, Melissa Germann. - yea, Doug Kalota -yea, Mike Polek -yea, Corey Wilson -yea, Site Plan:

Motion by Susan Agnello-Eberwein, Second by Mike Polek, to approve the Site Plan for the proposed MK Auto project proposed at 2121 Lockport Road. Since there are no proposed exterior improvements, the site plan is limited to a sketch of the proposed project location on a print of the site survey. Roll Call, Susan Agnello-Eberwein - yea, Melissa Germann. - yea, Doug Kalota - yea, Mike Polek - yea, Corey Wilson - yea,

Town Planning Board meeting brought to order by Susan Agnello-Eberwein, at 6:28pm

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

Communications:

- 8/22/2023 from Judy Roetzer, Proposed Errick Rd Development
- 8/23/2023 from Cheryl Hefferon, Errick Rd Development
- 8/23/2023 from Chris Colton, Errick Rd Subdivision
- 8/14/2023 Letter in the mail from Thomas & Tracy Berical to all Town Planning Board Members, Proposed Errick Rd Subdivision

Meeting Minutes Approval: Minutes from 08/02/2023, motion to approve made by Melissa Germann second by Corey Wilson, Mike Polek and Doug Kalota 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 noted that the site plan was updated for the additional parking and future.
2. Site Plan:

Motion by Doug Kalota, Second by Mike Polek The Planning Board approves the Site Plan with noted conditions.

Roll Call, Susan Agnello-Eberwein - yea, Melissa Germann. - yea, Doug Kalota - yea, Mike Polek - yea, Corey Wilson - yea,

6724 Williams Rd - Joe's Kwik Mart.

1. The applicant representative will provide contact information for the town planning board.
2. The applicant would like to put in a separate island for fueling diesel.
3. The project is all on one (1) current parcel.
4. No additional parking is required, so applicants have to check the town website for requirements.
5. Applicant to provide information on number of trucks anticipated, and stacking.
6. Lane closure will be required when working on the entrances.

7507 Shawnee Rd - Verizon Wireless.

1. The applicant reviewed the cell tower project and provided the Town Planning Board with a picture of the proposed utility pole with equipment mounted.
2. Motion by Susan Agenllo-Eberwein, second by Doug Kalota, the Town of Wheatfield Planning Board recommends in favor of the proposed Tricksbury Micro Cell installation near 7507 Old Shawnee Road. Color to be Brown, Roll Call, Susan Agnello-Eberwein - yea, Melissa Germann. - yea, Doug Kalota - yea, Mike Polek - yea, Corey Wilson - yea,

Erick Rd & Steig Rd - Cobblestone Creek.

1. Applicant's Architect from Advanced Design Group presented for Rosel Homes the project for the Town Planning Board.
2. The cul-de-sac and road will be privately owned.
3. Entrance will be single but divided to provide a wider entrance for emergency vehicles.
4. Applicant going with a cluster layout for the development.
5. Applicant proposes single story patio homes.
6. The applicant offered to discuss with residents the project prior to coming back to the Town Planning Board, and the Planning Board Chair said she will speak with the Town Attorney.
7. Applicant would like to meet with the Town Board on setbacks, and cul-de-sacks.
8. Residents have spoken up about their worries of potential flooding and would like to see elevations compared to the current adjacent residents' homes on Errick and Lemke.

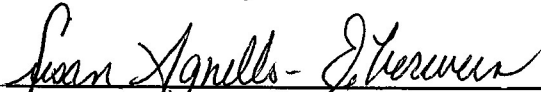
Other Board Business: None.

A motion to adjourn at 8:10 pm was made by Doug Kalota, seconded by Mike Polek, all present Town Planning Board members in favor, none opposed.

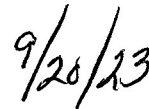
Next Meeting: 09/20/2023

End of Minutes

Sincerely Submitted  
Corey Wilson – Secretary



Planning & Zoning Board Representative  
Member



Date  
August 13, 2023

Town of Wheatfield Planning Board

2800 Church Rd

Wheatfield, NY 14120

Corey Wilson,  
Dear Mr. Wilson,

We are writing this letter in connection with the proposed 306 home development that is planned off Errick Rd and behind the current Parkside Estates subdivision. We have the following concerns based on the preliminary planning meeting that was held on Wednesday June 21<sup>st</sup>.

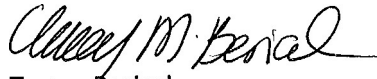
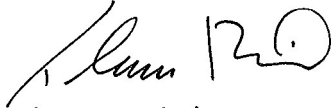
- 1) The proposed development looks to have 2 access roads within the Parkside Estates development (one off Gregory Lane and one at the end of Parkside Drive). The existing s-curve into the development is not the safest with existing traffic (limited sight lines) and would only get worse with the increased traffic of the proposed development.
- 2) In addition, with the proximity of the Parkside Estates to Fairmount Park, many children (including some with special needs) and adults walk, play and/or ride bikes on Parkside Drive and would be at a greater risk of accident with increased traffic flow.
- 3) The existing road is in much needed repair with existing traffic and would only get worse with increased traffic.
- 4) Town infrastructure — can the existing sewer and other utility services handle the increased load from not only this proposed development but also the Ryan development going up on Lockport Rd., the Natale development going up on Ward Rd and the D'Angelo development on Errick Rd. Not to mention a proposed developments by Rosal on Errick.
- 5) Can the existing schools handle the increased enrollment with developments currently being built along with this and other proposed developments?
- 6) The impact upon current wildlife (deer, foxes, hawks, geese, bank beavers, etc) currently living in and around the current retention pond at the end of Parkside Drive as well as the area of proposed development.
- 7) As presented at the planning meeting the proposed lots sizes are smaller than those in Parkside Estates and adjacent streets which seems in conflict with the towns master plan which discusses limiting sprawl and responsible development within the town. This also has impact on current property values.

Being one of the homeowners that lives on the existing retention pond at the end of Parkside Drive and owns property up to the proposed access road in to the proposed development, we are very concerned about the impact on the wildlife living around the pond (as noted above) and the impact on our privacy and related property value. If the proposed development does occur, we would want some type of buffer considered to limit the impact on not only the wildlife but our property.

We are not opposed to development within the town but are for responsible development that makes sense and doesn't impact the current infrastructure, services or values of the existing homeowners in Parkside Estates and surrounding area.

If you would like to discuss any of the above, please feel free to contact us at 716-216-4783 or at tberical@aol.com.

Very Truly Yours,



Thomas Berical Tracey Berical

6728 Carli Ct.

Wheatfield, NY 14120

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From: Judy Roetzer <judyroetzer@yahoo.com>  
Sent: Tuesday, August 22, 2023 1:13 PM  
To: Planning Board  
Subject: Proposed Errick Rd. development

This letter is from Judy Roetzer and Pat & Murray Ormsby. We are neighbors and live across from the field that may be home for the proposed 306-home development. We oppose this development.

We understand growth and development is enviable, but this proposal seems a bit extreme. Wheatfield is a beautiful area, that is why we chose to live here. This is a farming community, and this development is going to be a huge negative for the area.

We are concerned about traffic. A 306-home Development is going to put probably 600, or more, cars in this area, specifically on Errick Rd. Can Errick Road handle this? How long are the lines of traffic going to be at the school and/or Nash Rd. stop signs? Is there going to be a line of traffic exiting Errick Rd. onto NFB? Can that little bridge handle the extra weight? This is the route that I personally use to get to NFB and some days I sit for several minutes waiting for a break to pull onto the boulevard, I can't imagine adding who knows how many cars to this line to pull onto NFB.

Living across from this field, I know firsthand that the standing water seems to be an issue. More days than not, my trash cans after being emptied seem to blow around. Many times, I have come home and had to go across the street into the field and retrieve my can(s) and if it had been a rainy week, the fields are always very wet. If this development goes forward, I will ask what the developer is going to do about the drainage?

I greatly fear my taxes going up. Someone is going to have to pay for garbage collection, branch pick-up, street snowplows, leaf pick-up, etc. This list goes on.

Corey Wilson,

Our homes are currently on a grinder pump. If this development happens, will current Errick Rd. residence have to tie into their sewer system? If yes, we would want to know that the town of Wheatfield makes sure the developer makes the sewer system adequate. In addition, we assume we will have to pay out of our own pockets the expense to tie into this new sewer system. An expense we didn't create or ask for.

Is Niagara County Sheriffs office going to require more officers for patrol after this 306home development is built? Our area of Wheatfield is so quiet and peaceful, I hardly ever see a NC sheriff's car, I am guessing because the area doesn't need officers constantly patrolling. This will change after 300 plus families move into this area.

We are very much against the lots being significantly smaller. In my opinion, the smaller lots and houses are going to lower the current residence home values. If they are going to

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build, we would rather see larger lots, which creates a more country like feeling, higher priced homes which doesn't bring the area down, instead of houses on top of each other with half size lots. We feel with smaller lots and houses closer together, our personal property value will go down.

If this development is built, We believe that this will affect our quality of life in Wheatfield. We consider where we live to be the perfect place. There is no way this can remain so perfect after this development moves in.

Judy Roetzer  
6620 Errick Rd.

Pat and Murray Ormsby  
6614 Errick Rd.

From: Cheryl Hefferon <chefferon3@gmail.com>  
Sent: Wednesday, August 23, 2023 10:24 AM  
To: Supervisor; Curt Doktor; gild@wheatfield.ny.ud; Larry Helwig; Randy Retzlaff; Planning Board  
cc: parksidewheatfield@gmail.com; c3pino@yahoo.com; Kim Nicosia, Next Door With Rick; Cheryl Hefferon  
Subject: Errick Road Development

Dear Planning Board Members:

In addition to the previous email, here are some more concerns regarding the retention pond:

Who will be the owner of this pond?

Who will maintain it?

If it is not properly maintained, there could be spill over into the Errick Road homeowner's yards. The following includes maintenance that is necessary for a retention pond:

- Vegetation management: Monthly mowing helps prevent erosion and maintains pleasing aesthetics around the stormwater pond. Businesses or property owners should minimize fertilizer and pesticide use to avoid downstream pollution.
- Mechanical equipment maintenance: Check valves, pumps, fence gates, locks, and mechanical components during periodic inspections.
- Sediment removal: About every six months, accumulated sediment must be removed from the bottom of the outlet structure. During this process, pond depths should also be checked at several points. Accumulated sediment should be removed if it has decreased the pond's original design depth by more than 25%.
- Structural repair and replacement: Eventually, the structural components of a stormwater pond will need to be repaired or replaced. A stormwater professional can help you determine when this is necessary.
- Slopes must be stabilized to prevent spillover.

With best regards,

Dave and Cheryl Hefferon and Neighbors  
6717 Errick Road  
716-471-2601

Corey Wilson

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From: Chris Colton <CColton@coltonrv.com>  
Sent: Wednesday, August 23, 2023 1 2:12 PM  
To: Planning Board  
Subject: Errick Road Subdivision  
Attachments: Letter to Wheatfield Town Board Aug-2023.pdf  
Susan,

Please review our concerns on the proposed Errick road project and please forward to the planning board members I do not have their emails.

Michael Polek, Melissa German, Doug Kalota and Corey Wilson

We are Wheatfield residents in the Parkside Estates Neighborhood and are writing in response to the proposed new subdivision off Erick Road. While we are not opposed to development in Wheatfield and completely support the rights to sell land we have some concerns regarding the proposed project that we are asking the Town Board to consider:

- 1) Traffic through Parkside Estates: From the initial presentation our understanding is that new Errick road subdivision is proposing to route traffic through the Parkside Estates down Parkside and then extending the road behind the existing retention pond. We do not support this plan as the roads here were not intended to support more than the 50 homes that were built in Parkside Estates. Adding 306 homes would lead to 6x the traffic in a very residential area. The S-curve at the entrance of Parkside is already a hazard with the existing levels of traffic and there have been numerous close calls between cars and pedestrians with the current level of traffic. We recommend an in-depth Traffic and Safety Study be conducted before plans progress any further to demonstrate that the traffic from the proposed development can be supported.
- 2) Safety of Kids in Park and Neighborhood: Parkside runs alongside Fairmont Park and between the park and Parkside Estates there are many kids playing in the area of the road and the Parkside Estate residents know to be on the lookout for kids running and playing in the street. Increases in traffic are a concern for making sure our kids are safe when they are outside. In addition, cars are always parked up and down Parkside in the winter so their kids can sled and this creates a hazard with the existing traffic so adding more cars to the roads would exacerbate the concern. The Traffic Study should take the safety of the resident's in Parkside Estates and in Fairmont Park into account so we feel comfortable letting our kids play freely outside. While the Wheatfield Comprehensive Plan does recommend routing new subdivision traffic through existing subdivisions to the extent practicable we ask the Town to consider the unique circumstances of the S-curve and the high-use by kids in both the neighborhood as factors that may not make this the best plan for this particular development.
- 3) Zoning: According to the Town of Wheatfield Zoning Master Plan from 2000 the proposed development would be located on property that is zoned Low Density Residential. However, a map from 2020 shows those same parcels as Residential R-2, which is Medium Density Residential. Did the town notify citizens of the change in zoning and explain what that would mean for potential future development? What is the difference between the two designations? The proposed plan for 306 homes with only 60 foot frontage does not seem to meet the intent of either low or medium density residential, but having some more information on the definitions of those zoning

districts and the history of how that zoning change occurred would be helpful to better understand the Planning Board's intent for these parcels.

- 4) Size of Lots and Maintaining Wheatfield's Identity: Section 5 of the Wheatfield Comprehensive Plan states that "Especially in the northern part of the town, rural development guidelines and creative road frontage development techniques should be instituted to try to maintain the rural character. These include varied lot



sizes, varied setbacks, encouragement of clustering and varied home placement and lot layout to avoid "suburban" atmosphere." The proposed plan to pack 306 homes with limited frontage and space between houses does not seem to be in line with this statement from the Comprehensive Plan. The proposed plan seems to have a very suburban feel and would alter the character of our town. One of the most appealing things about living in Wheatfield is the rural aspect and we encourage the Town to maintain that feel as new development occurs. Hill Crest Development proposed to develop this same property with 200 homes and the town denied the request so we'd like to understand what has changed to allow the Town to consider this recent proposal that seems less aligned with the Wheatfield Comprehensive Plan.

- 5) Maintaining Tree Line: Currently there is a tree line separating Parkside Estates and the property being proposed for development. It is very important to us to maintain the green space between our neighborhood and any land use behind Parkside Estates. This could be done in multiple ways, but one solution would be to deed the tree line to the Parkside Estate lots, which is similar to what was done when we expanded Colton RV and deeded a buffer of 20 feet to 13 residents on Mavis and Kreuger Roads.

We appreciate the Town's consideration of the points we've outlined above and are confident that there is a solution out there that would allow for smart development that allows Wheatfield to maintain its reputation as a safe, rural community. Thank you and please do not hesitate to reach out with any questions or requests for clarification.

Sincerely,

*Chris* e.ottoeø

Christopher and Rae Colton  
6736 Kassie Court  
716-860-1577  
[ccolton@coltonrv.com](mailto:ccolton@coltonrv.com)

