

October 2, 2019

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

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek, and Don Proefrock. Also present: Tim Zuber – Town Engineer, Wendel.

Moved by M. Germann, Seconded by D. Proefrock to approve the meeting minutes of September 18, 2019. Motion approved unanimously.

COMMUNICATIONS

The Planning Board received a letter from the Borrego Solar project requesting a six month extension to obtain their building permit and a 12 month extension to construct after getting the permit.

Action: *Moved by S. Eberwein and seconded by M. Polek to approve the request. Motion approved unanimously.*

SUMMARY OF AGENDA

Renewal of Temporary Special Use Permit (SUP) – Stabling of 2 Horses – 2569 Wurl Street.

This SUP has been renewed biennially for a long time. The Planning Board stopped having public hearings for the SUP after 2015 as no one has ever attended that was opposed to the SUP. The Planning Board verified with the Building Department that there have not been any complaints regarding the SUP. No one was present in the audience opposing the SUP. The Planning Board reviewed the temporary SUP conditions with applicant.

Action: *Moved by M. Germann and seconded by D. Proefrock to approve the temporary Special Use Permit renewal for two years for two horses, ending October 3, 2021 subject to the above noted conditions.*

Voting Results: *Yeas: Eberwein, Garrow, Germann, Polek, Proefrock. Nays: None. Abstentions: None. Motion approved.*

Sketch Plan Review – RV Park & Campground – 2609 Niagara Falls Boulevard. The project was briefly discussed with the applicant. The Planning Board advised the applicant regarding Town Code 200-20.3(C)(5) that states “Campgrounds and RV parks are prohibited in the NFB Overlay District except when in conjunction with a motel or hotel with a minimum of 50 units on 10 acres of contiguous property.” The applicant stated that they do not intend to build the motel / hotel units and questioned obtaining a variance. The Planning Board advised them that a variance can be applied for to the Zoning Board of Appeals (ZBA) and that they would have to fill out an application to get onto their meeting agenda.

Action: *No action taken.*

Site Plan Review – International Sports – Sears Building Use – 6929 Williams Road (old Summit Park Mall). The applicant did not show up for the meeting. Notes from the work session were placed into the file for future use.

Other Board Business

None.

Next meeting: October 16, 2019.

Motion made by S. Eberwein, Seconded by M. Polek to adjourn the meeting at 7:15 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary