

## Town of Wheatfield Planning Board

Subject: DG Solar 6714 Townline Road, Cobblestone Creek Errick and Steig Rd., Storage Building 3776 Commerce Court

Town Planning Board meeting brought to order by Susan Agnello-Eberwein, at 6:30pm

Roll Call: Susan Agnel'o-Eberwein, Melissa Germann, Corey Wilson, Doug Kalota, Mike Polek, Tim Zuber - Town Engineer Present,

### Communications:

- Email from Dave and Wendy Warchocki, Subject Erric Road Development, received August 2, 2023
- Petition from PENESA Parkside Estates Nash Errick Steig Association

Meeting Minutes Approval: Minutes from 09/20/2023, motion to approve made by Doug Kalota second by Melissa Germann, approved by all planning board members.

Planning Board administrative duties: None at this meeting

### Agenda Items:

#### 6714 Townline Road - DG NY solar

- 1 Submitted application for Wetlands and are not considered wetlands but during construction it will be flagged and minimal disturbance.
- 2 Roadway width of 20'-0" will need to be confirmed with the Fire Advisory Board.
- 3 There will be no topsoil removed from the site even during sub-division.
- 4 Town engineers require more information on the culvert and ditch tie in and grades.
- 5 Refer to ZBA for 10' fence on all sides with slats. Full perimeter coverage.
- 6 Project was referred to the Niagara County Planning Board.
- 7 Motion made by Susan Agnello-Eberwein Seconded by Doug Kalota, Pursuant to Part 617 6NYCRR, Article 8 of the Environmental Conservation Law (SEQRA), it is the intent of the Town of Wheatfield Planning Board to declare itself SEQR Lead Agency and conduct a coordinated review of the proposed DG Townline LLC - Townline Solar Project. The project will require variances for fence height (Zoning Board of Appeals), Minor Subdivision Approval (Wheatfield Town Board), and a Special Use Permit and Site Plan Approval from the Planning Board. The Wheatfield Planning Board authorizes Wendel to provide assistance in completing this coordinated review process. Yes vote, Doug K., Melissa G, Mike P, Susan A-E, Corey Wi

#### Errick Rd. & Steig Rd. - Cobblestone Creek

- 1 . All correspondence, questions, comments, can be sent to coreyw.wheatfield.ny.us and they will get to the Town Planning Board.
2. Project was reduced to 27 lots total in the development.
3. The layout will be reviewed after wetlands delineation is completed.
4. Applicant removed one cul-de-sac (Tear Drop) from the project.
5. The applicant noted that the setback was increased from 30' to 45' but still to be reviewed by Town Planning Board.
6. Finish grades are not ready to discuss going towards Lemke.
7. Maximum block length by code is 1200', currently the road is over 1200', applicant to review.

Storage Building - 3776 Commerce Court

1. The applicant reviewed the project and asked for a referral to Niagara County Planning Board as required by code.
2. Town Planning Board noted the applicant must also notify North Tonawanda
3. The building will be used for storage and minor manufacturing. The applicant said he is looking to add heat to the building via a local boiler.
4. The building will be approx. 200' from Niagara Falls Blvd.
5. The applicant will provide the Town Planning Board a rendering of the landscaping.

Other Board Business: None.

A motion to adjourn at 8:00 pm was made by Melissa Germann, seconded by Doug Kalota, all present Town Planning Board members in favor, none opposed.

Next Meeting: November 1, 2023

End of Minutes

Sincerely Submitted  
Corey Wilson - Secretary



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Planning & Zoning Board Representative

Date