

October 20, 2021

The regular meeting of the Wheatfield Planning Board was called to order in the Town Hall Chambers at 6:35 PM, by Chairman Walt Garrow.

Present: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Doug Kalota, Corey Wilson (Alternate). Excused: Mike Polek, Also Present: Tim Zuber – Town Engineer, Members of the Public.

Moved by Doug Kalota, seconded by Melissa Germann to approve the meeting minutes of October 6, 2021. Motion unanimously approved.

COMMUNICATIONS: None

SUMMARY OF AGENDA

Site Plan Review – Dollar General – 2300-2314 Niagara Falls Boulevard. Reviewed the Site Plan for the construction of a 9,100 ft² retail store. The applicant has been coming before the Planning Board since August 2020. The applicant presented new Site Plan changes. The storm water plan was revised to collect and discharge storm water to the NYSDOT system along Niagara Falls Blvd. NYSDOT Approved the design, and their approval letter was provided. The revised plans and SWPPP were submitted to Wendel for review.

Discussed: the HVAC pad was moved from the west side of the building to the rear, and will be fenced to reduce noise. There will still be a fence along the west side of the building for screening purposes.

Action: Planning Board request the applicant updates plans and contact the Building Department to get back onto the agenda.

Sketch Plan Review – Sawyer Creek Wine & Spirits -3264 Niagara Falls Boulevard. Reviewed the Sketch Plan for the turning over of a full-service restaurant into a wine & liquor store. Sawyer Creek would have to apply with the New York State Liquor Authority following the 500 Foot rule.

There are no plans to renovate the existing bar/structure. Tables will be removed from the dining room and shelving will be added. This is a plan B for the owners as the restaurant is struggling to hire workers keeping the dining room open and cutting hours due to a lack of workers.

It was mentioned that they could possibly be added onto the local Wine trial where they would offer wine tasting and hors-d'oeuvres.

Action: Upon consideration, and after discussion, the Board notes there will not be any site plan changes and parking will be adequate. The Board feels that the proposed business is fundamentally similar to the existing; thus, "Change of Use" is not an issue and a site plan development and review will not be needed. The Planning Board advises them to further discuss with the Town Inspector if they wish to proceed.

Other board business: None

Next meeting: November 3, 2021.

Motion made by C. Wilson, Seconded by D. Kalota to adjourn the meeting at 7:33 PM. Motion unanimously approved.

Sincerely submitted,
Jaimelyn Bator - Secretary