

November 3, 2021

The regular meeting of the Wheatfield Planning Board was called to order in the Town Hall Chambers at 6:30 PM, by Vice Chairman Susan Agnello-Eberwein.

Board Members Present: Melissa Germann, Susan Agnello-Eberwein, Doug Kalota, Mike Polek, Corey Wilson (alternate). Excused: Charman Walt Garrow, Secretary Jaimelyn Bator. Also present: Tim Zuber – Town Engineer, Members of the Public. There was a forum.

Approval of the meeting minutes from October 20<sup>th</sup> was tabled until the secretary is present to discuss the information provided.

**COMMUNICATIONS:** None.

### **SUMMARY OF AGENDA**

**Special Use Permit Renewal – Stabling of Horses - 2569 Wurl Street.** The applicant has been before the Planning Board many times to renew their Special Use Permit (SUP). There have never been any complaints and that was verified this year with the building inspector. The horses are well cared for and the stables are well maintained. The vice chairman thanked the applicant for always tracking the renewal date for the SUP and coming before the board without having to be reminded or directed by the Town. A copy of the SUP requirements will be mailed to the applicant for their records.

**Action:** Motion made by S. Agnello-Eberwein, seconded by D. Kalota to renew the Special Use Permit for another 2 years, expiring on November 4th, 2023. Motion unanimously approved.

**Site Plan Review – Utility Grade Solar System – 3636 Mapleton Road.** Reviewed the Site Plan for the construction of a 31-acre community solar project. The applicant was last before the Board on October 6th, 2021. At that meeting the project was tabled until the applicant returned with updated plans. Tonight, the applicant returned with updated plans and written responses to each of the conditions listed on the review results from the last meeting. The applicant explained the NCPB decision to not approve the project due to a portion of it being on prime farmland. They explained that they reduced the size of the project by 10% off the prime farmland and then sent that information to the NYS Department of Agriculture and Markets and received acceptance. This acceptance was misinterpreted by the applicant to fulfill the requirement of sending out an AG Data Statement to all residences and businesses within 500' of the project. A blank statement form was provided to the applicant and they stated that they would send it out in certified mail for the record.

A lot of the discussion tonight revolved around the newly proposed landscaping plan, the visual assessment, and the landscaping maintenance plan. The Board wanted to know what the view would be like from the adjacent and nearby residents, and they wanted to know the spacing in-between all the different kinds of plantings as they are shown on the plans at mature size. Another requirement of the Board was that if any of the existing trees and vegetation that is being used as part of the visual barrier dies, it must be replaced with a continuation of the newly presented planting scheme. Other items discussed included the decommissioning plan cannot include recycling/salvage costs due to Niagara County Planning Board solar requirements, an updated SWIPP is needed and a public hearing is needed for the Special Use Permit.

***Action: None.***

**Other board business: None.**

Next meeting: November 17<sup>th</sup>, 2021.

Motion made by D. Kalota, Seconded by C. Wilson to adjourn the meeting at 7:48 PM. Motion carried.

Sincerely submitted,  
Jaimelyn Bator - Secretary