

## Town of Wheatfield Planning Board .

Attendance: Walt Garrow, Doug Kalota, Mike Polek, Melissa Germann, Susan Agnellio-Eberwein, Tim Zuber - Town Engineer, Corey Wilson - Sec

Subject: CVE, Woodstream, Marc Shawn Estates, Dan the Man Inc.

Meeting brought to order by Walt Garrow at 6:32pm

Communications: None to review

Meeting Minutes Approval: Minutes from 1/5/2022, and 2/8/2022, motion to approve made by Doug Kalota, second by Susan Agnellio-Eberwein, all approved by board

Town Board administrative duties.

Susan Agnellio-Eberwein was Elected as Planning board chairman, Corey Wilson was appointed as Secretary

Walt Garrow made a motion to appointed Mike Polek Vice Chairman, motion was second by Doug Kalota, Town Board voted, three (3) approved Doug Kalota, Susan Agnellio-Eberwein, and Walt Garrow, one (1) opposed Melissa Germann, one (1) abstention Mike Polek.

Walt Garrow had conversation with Matt Brooks and was instructed to surrender his keys to Susan Agnellio-Eberwein.

Items:

CVE:

1. Walt Garrow asked have you or are you changing your plan in anyway, answer no.
2. Request for 6 month extension, Mike asked why, response was major coordination in house and contractors, supply chain, financing,
3. 6 month extension was voted on and approved.

Woodstream Landing:

1. Melissa asked how many houses/town houses 4-12 units 4-12 units all rentals. Mix use of single- and two-story townhouse.
2. Melissa reviewed the guidelines. All fees have been paid; Tim found an EAF in the SWPPP filing.
3. Asked for Stamped and sealed boundary plot, was received and found in Town folder.
4. Existing easement was approved for current utilities.
5. Water comes in on Sawyer Drive and comes out to Plaza Drive, line to end of complex is dead ended.
6. Landscaping layout was reviewed, and schedule was not present on drawings and needs to be provided.
7. The dumpster fence will change to vinyl in lieu of chain link and slats.
8. Dog park and trails are still part of the project.
9. Applicant contacted the fire chief and stated that they had no issues with the project, still waiting for official correspondence.
10. Concern about bus drop off to a parent at the entry to the complex needs to be vented out with the school board and layout I I . Recommendation to extend sidewalk throughout the complex for pedestrians.
12. Mike has questions about the contamination questions in the EFA paperwork, Walt discussed potential known sources traveling sub ground and local creek.

13. Site borings will be done during the building permit process, one in pond area, others in proposed roadway locations.

14. Town of Wheatfield will be lead SEQR with Wendel, Motion made by Susan Agnellio-Eberwein, second by Walt Garrow, All Town Planning Board members voted yes, no opposed.

Marc Shawn States:

1. Background of project was review starting back in 1990 to present by owners rep. It was mentioned that there were changes by the DEC and 15 lots of the total were constructed.
2. The supplied plot plan shows the negotiated wetland location in orange, with the DEC.
3. Its zoned R2, and since the site plan has changed it cannot be grandfathered and will have to meet current code.
4. Developments cannot have single road access.
5. Tim Zuber mentioned that the town has updated the subdivision code this past year and need to be investigated by applicant.
6. General discussion on potential ZBA or Town Board review of allowing the old lot size. Applicant to submit request to the Town Board.

Dan The Man Inc.:

1. Building has gas and electric services, there is no water in the proposed building,
2. Dan identified that there are no hazardous chemicals used for cleaning and everything is biodegradable.
3. Bathrooms are not required and are supplied by the next building less than 500' distance.
4. Currently has printing items in place.
5. Tim Zuber outlined that the new flood plans currently encompass the property, and permanent structures may be prohibited.
6. We consider this application is insignificant change in occupancy and a motion to refer it back to Building department made by Susan Agnellio-Eberwein, seconded by Doug Kalota, All in favor, no opposed.

A motion to adjourn was made by Susan Agnellio-Eberwein, seconded by Melissa Germann, all Town Planning members in favor, none opposed.

Other Board Business: None

Next Meeting: 3/2/2022

End of Minutes

Sincerely Submitted

Corey Wilson - Secretary



March 2, 2022

Planning & Zoning Board Representative

Date