

Meeting Minutes 05/18/2022

Town of Wheatfield Planning Board

Subject: Villani's Lawn, DG New York Solar

Meeting brought to order by Susan at 6:10pm

Roll Call: Susan Agnello-Eberwein, Mike Polek, Doug Kalota, Walt Garrow Corey Wilson, Planning Board Members Present, Tim Zuber - Town Engineer - Present, Melissa Germann Planning Board Member not present.

Communications: None

Planning Board administrative duties: None

Meeting Minutes Approval: Minutes from 5/4/2022, motion to approve made by Doug Kalota second by Walt Garrow approved unanimously by planning board.

Agenda Items:

Villani's Lawn & Landscape:

1. Applicant and CWM civil engineer presented the project and reviewed updated site plan revisions to the Planning Board.
2. Letter from Niagara Falls Airbase was read by Planning Board to applicant.
3. Applicant agreed on 30'-0" plie heights.
4. Required 50' setback of roadway from NFAB fencing was an issue with applicant and will resubmit a letter through the Planning Board to NFAB for possibly accepting a 15' setback.
5. Property runoff is a concern of NFAB, Applicant noted that with the Bio-Retention the runoff from the property would be less. Town Engineer to review.
6. Applicant noted that tub grinding will only occur at a max of 2 weeks a month in the summer and will also monitor weather conditions.

DG New York - Solar Project:

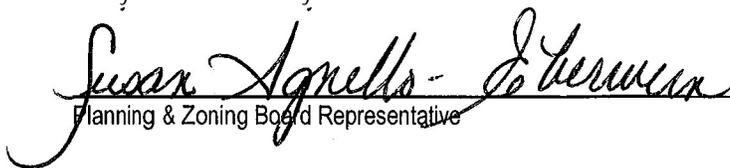
1. Applicant gave an update that they are addressing Town Engineers' comments and will be resubmitting.
2. Panels will have a max height of 8'-1 1", due to framing and tilt of panel
3. Applicant planning to request a variance for the fencing height and apply to the Town ZBA.
4. Numerous items need to be clarified by applicant for the planning board such as inverter type, panels etc. as they don't match on the drawings vs previous types noted.
5. it was noted that applicant needs to revisit the fencing, and flagpole requested by the Town historian to be removed from their plans. The cemetery is on a private residence and not ownership of the Town.

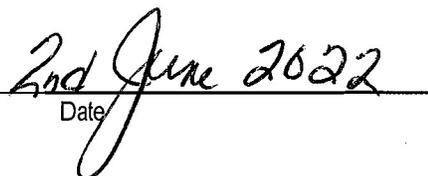
Other Board Business: None

A motion to adjourn at 8:09pm was made by Doug Kalota, seconded by Walt Garrow, all Town Planning Board members in favor, none opposed. Next Meeting: 06/01/2022

End of Minutes

Sincerely Submitted
Corey Wilson - Secretary


Susan Agnello-Eberwein
Planning & Zoning Board Representative


Date