

June 5, 2019

The regular meeting of the Wheatfield Planning and Zoning Board was called to order at the Wheatfield Town Hall, at 6:30 PM, by Chairman Walt Garrow.

Present: Susan Eberwein, Walt Garrow, Melissa Germann, Mike Polek, Don Proefrock.

Also present: Tim Zuber – Town Engineer, Wendel.

Moved by M. Germann, Seconded by S. Eberwein to approve the meeting minutes of May 15, 2019 with one correction. Motion unanimously approved.

COMMUNICATIONS

None.

SUMMARY OF AGENDA

Woodlands Patio Homes – Forest Parkway. Reviewed the site plan for the construction of a new patio home development to include 48 homes. The Town Board had previously approved a re-zoning of the 42-acre parcel from M-1 to PUD for this project. A western portion of the PUD was identified for commercial use to meet the PUD requirements. Lots 34 – 36 will not be built until the developer obtains an easement for the sanitary sewer connection. The patio homes must meet the Town Code definition of patio homes and they will be maintained by a HOA. The developer is to inform potential home buyers of the noise in the area created by nearby industry.

Action: Motion by W. Garrow and seconded by S. Eberwein to recommend approval of the final plat to the Town Board with conditions as listed.

Motion unanimously approved.

Horizon Village Family Training Center – 6301 Inducon Drive. Reviewed the site plan for the construction of a 1,300sf addition to two connecting buildings. The outstanding conditions from the applicants last visit before the Planning Board were reviewed. An email was retrieved by W. Garrow and the applicant from the Town's Assessors Office stating that the two properties involved with this project have been combined. A special use permit will not be needed as was needed for the other Horizon Village Facilities because there will not be any hospital/clinic, drug or alcohol units in this facility. The project must go before the Niagara County Planning Board and will need a Niagara County easement for a curb cut to accommodate a sidewalk and utilities. The project is expected to create 10 full time jobs. There are still conditions that have to be met.

Action: *No action taken.*

Other Board Business

None.

Next meeting: June 19, 2019.

Motion made by M. Germann, Seconded by M. Polek to adjourn the meeting at 7:38 PM. Motion carried.

Sincerely submitted,
Mike Polek - Acting Secretary