

Town of Wheatfield Planning Board

Subject: 6340 Walmore Rd – Villani's Lawn & Landscape

Meeting brought to order by Susan Agnello-Eberwein, at 6:30pm

Roll Call: Susan Agnello-Eberwein, Melissa Germann, Doug Kalota, Corey Wilson - Present, Mike Polek – Excused, Tim Zuber – Town Engineer – Present.

Communications:

- 7/1/2023 – Email from Wally Smith – Subject: Parkside Concerns
- 7/3/2023 – Email from Craig Garner – Subject: Errick Road Subdivision Proposal
- 7/5/2023 - Email from Douglas Elia – Subject: Burke Development – Errick Road & Parkside Estates
- 7/17/2023 – Email from Keith Lucas – Subject Errick Road Subdivision

Meeting Minutes Approval: Minutes from 06/28/2023, motion to approve made by Doug Kalota second by Melissa Germann, Mike Polek Abstained, approved by all remaining planning board members.

Planning Board administrative duties: None at this meeting

Agenda Items:

6340 Walmore Road – Villani's Lawn & Landscape.

1. Applicant reviewed project proposal and landscaping service.
2. Fire department will have access to site in the event of a fire via a Knox box, and combination code.
3. Grinding/milling will be done during business hours 8am-5pm and comply with the Town noise limits.
4. If rodents and birds become a problem applicant will take food scraps to an alternate location.
5. On Site Building will have a septic system not tied into town sanitary system.
6. SEQR motion:
Motion made by Doug Kalota, Seconded by Mike Polek, In accordance with the SEQR requirements, the Planning Board has reviewed Part 1 of the Full EAF and information submitted by the applicant, completed Part 2, and evaluated the impacts in Part 3 and have determined that the Villani Topsoil, Compost, and Mulch Facility project will not have a significant adverse impact on the environment and therefore issues a Negative Declaration. The Planning Board authorizes the Planning Board Chair to sign the EAF which will act as the Negative Declaration. (Votes Yes – Kalota, Wilson, Polek, Agnello-Eberwein, No – Germann)
7. Site Plan Approval motion:
Motion made by Susan Agnello-Eberwein, Seconded by Doug Kalota to approve the Site Plan dated May 5, 2023, for the Villani Topsoil, Compost, and Mulch Facility project with noted conditions and contingent upon completion of engineering review. (Votes Yes – Wilson, Kalota, Polek, Angello-Eberwein, No – Germann)


Other Board Business: None.

A motion to adjourn at 7:15 pm was made by Melissa Germann, seconded by Doug Kalota, all present Town Planning Board members in favor, none opposed.

Next Meeting: 08/02/2023

End of Minutes

Sincerely Submitted
Corey Wilson – Secretary


Planning & Zoning Board Representative

8/3/23
Date

Corey Wilson

From: Wally Smith <wally121@gmail.com>
Sent: Saturday, July 1, 2023 1:00 PM
To: Planning Board
Subject: Fwd: parkside concerns
Attachments: parkside concerns- Waldo Smith.docx

Dear folks,
I would like you all to read the following letter.

In addition to the concerns of the community as a whole, I personally would like you to actually drive into and out of Parkside Estates on that S-curve road if you have not already done so to better give you a feel for the "lay of the land". It is not designed to handle any more vehicular traffic than what already exists here. With one vehicle parked on the road (as is almost always the case) it is a challenge to navigate with another vehicle approaching. Certainly not designed to accommodate another potential 300+ vehicles.

We believe it is important that our concerns be heard, and that the developer provide satisfactory evidence to alleviate all our concerns or abandon the proposed development.

We understand that the following items, and more, will already be requested from the developer by the Town, but we feel it is important to add some additional context, so our concerns are adequately addressed.

1. Traffic study – the traffic study should include the added 306-unit proposed development as well as the Ryan development on Lockport Road, the Natale development on Ward Road, the D'Angelo development on Errick Road and the Rosal development on Errick Road. The traffic study should assume traffic at full build out of each development. These four developments alone add hundreds and hundreds of vehicles in a very small area.

2. Engineering study of Parkside Drive & Erick Road Bridge- provide evidence that the eastern most S-curve entrance off of Nash is safe with the added traffic as well as provide evidence that the 20-year old Parkside Drive's existing asphalt & sub-base is in stable condition to take additional traffic. Currently, there are significant potholes, cracking, heaving, wash out at cash basins, settling, damaged curbs, and deteriorated topcoat. Additional traffic will only worsen the existing conditions.

3. Sewer study – confirm that the existing sewer system has capacity; like the traffic study, sewer capacity at full build out at all previously mentioned developments should be accounted for. Your comment at the meeting regarding the "morning flush" was right on!

4. Utility study – confirm the current electric grid has the capacity to take on additional development where the homes will be fully electric, knowing the State is attempting to make all new homes electric and phase out gas at existing homes. Further, any lacking grid capacity should not affect existing residents in any way.

5. Drainage study – the area has historical drainage issues, and it needs to be confirmed that the proposed development will not create more drainage problems. We fear that the removal or diversion of the existing stream and adjacent wetlands will have unintended consequences and affect drainage for existing houses within Parkside Estates and along Steig & Errick Roads.

6. Tree lines – the developer should confirm that no trees, shrubs, or foliage will be removed along the North side of Parkside Estates. This tree line adds significantly to the quality of life for the Community. The developer should provide individual lot easements requiring the trees to remain when the lots are sold. Further, the developer should provide an additional 50' treed buffer between new and existing properties.

7. School – we understand the Town, as lead agent, will provide information for the NW School District to

weigh in on during the SEQR process. Like the traffic, sewer, utility, and drainage study we mentioned above, the School should look at ALL developments comprehensively and determine whether or not the existing schools can take on the added students without significant capital projects.

8. Garbage collection – the developer should confirm that the proposed development will have no impact on the current garbage collection within Parkside Estates. Adding new entrances at Gregory and Carli to service the proposed development could allow garbage collection to be bifurcated and garbage trucks are then entering twice a week off Nash Road; again, deteriorating the current quality of life.

9. Master Plan – clearly the master plan wants responsible development. The plan also suggests that sprawl will be limited as well as the existing quality of life will be maintained. Is this proposed development in line with the master plan especially knowing all of the other developments that were approved in such close proximity? To us, this is the definition of sprawl. Further, the lots are significantly smaller than the lots within Parkside and adjacent streets. Smaller lots and smaller homes conflict with the character of the community and can decrease current property values.

In general, we oppose this development, especially the connection to Parkside Estates, but knowing that a process must be followed, we want our voices to be heard and any engineering to be completed with the full picture of Wheatfield's development in mind.

Sincerely,
Waldo Smith
6731 Carli CT.
Wheatfield NY. 14120
716-984-3601

Corey Wilson

From: C G <craiggarner@gmail.com>
Sent: Monday, July 3, 2023 1:12 PM
To: Planning Board
Subject: Errick Road Subdivision Proposal

Esteemed Chairperson Eberwein,

My name is Craig Garner and I am a concerned homeowner residing in Parkside Estates, next to the proposed development project. I want to ensure that my concerns, along with those of my fellow community members, are given due consideration and adequately addressed before any final decisions are made regarding the proposed development.

While we acknowledge that several elements such as traffic, engineering, sewer, and utility studies will already be requested from the developer by the Town, we deem it important to provide additional context to these concerns.

For the Traffic Study, we urge that the study includes not just the proposed 306-unit development, but also takes into account the cumulative impact of the Ryan development on Lockport Road, the Natale development on Ward Road, the D'Angelo development on Errick Road, and the Rosal development on Errick Road. We request that these studies consider the traffic at full build-out of each development, as these four developments alone are projected to significantly increase the number of vehicles in our community.

In terms of the Engineering Study, we would like reassurance that the easternmost S-curve entrance off Nash, given the additional traffic, is safe. We also need evidence to show that Parkside Drive, which is currently in a deteriorated state, can handle this additional traffic without further damage.

The Sewer Study should confirm whether the existing sewer system can cope with the projected increase in capacity when all the developments are completed. Like you rightly pointed out in the meeting, the "morning flush" is indeed a concern!

Similarly, the Utility Study must guarantee that the existing electric grid can handle the added load from the fully electric homes proposed in the new development. It's essential that the local residents don't bear any potential brunt of a lack of grid capacity.

The Drainage Study needs to take into account the historical issues that our area has faced with drainage. We are worried about the removal or diversion of the existing stream and adjacent wetlands having unintended effects on the drainage system of existing homes within Parkside Estates and along Steig & Errick Roads.

We further request that the developer ensure that no trees, shrubs, or foliage are removed along the North side of Parkside Estates. We propose the developer provide individual lot easements requiring the trees to remain when the lots are sold and that an additional 50' treed buffer is established between new and existing properties.

The impact on our local schools should also be considered. The school district should take into account the cumulative effect of all proposed developments and determine whether the existing schools can handle the influx of students.

In terms of Garbage Collection, we seek assurances that the proposed development will not affect current services within Parkside Estates. The addition of new entrances at Gregory and Carli could potentially disrupt our current collection schedules and increase traffic on Nash Road.

Lastly, we question if this proposed development aligns with the town's Master Plan, particularly in limiting sprawl and maintaining the existing quality of life. Smaller lots and homes, as proposed in the new development, conflict with the existing character of the community and could potentially decrease our property values.

In summary, while we generally oppose this development, especially its connection to Parkside Estates, we understand a process must be followed. It is our hope that our voices will be heard and that all engineering will be carried out with the full picture of Wheatfield's development in mind.

Thank you for your time and attention to these concerns. We look forward to the opportunity for these issues to be addressed before any further decisions are made regarding the proposed development.

Sincerely

Craig Garner

716-465-2692

Corey Wilson

From: Douglas Elia <dde2528@yahoo.com>
Sent: Wednesday, July 5, 2023 7:08 PM
To: Supervisor; Curt Doktor; Gil Doucet; Larry Helwig; Randy Retzlaff; Planning Board; Douglas Elia
Subject: Burke Development - Errick Road & Parkside Estates

Dear Don, Curt, Gilbert, Larry, Randy, Mike, Melissa, Doug, Corey and Susan,

Good evening folks.

I am a resident of the Town of Wheatfield and am emailing you to oppose the proposed Errick Road 306-unit subdivision, which has been submitted for sketch plan review by Burke Development.

I want to ensure that this proposed development in no way affects the quality of life for both Niagara Wheatfield, Stieg Road, Parkside Estates and Errick Road and respectfully request that the development not be approved by the Planning Board, which has broad discretion to reject a development like this.

With that said, knowing that a public process must take place, I request that the Town ensures the developer provide satisfactory evidence to alleviate all concerns or abandon the proposed development.

I understand that the following items, and more, will already be requested from the developer by the Town, but I feel it is important to add some additional context, so our concerns are adequately addressed.

- 1. Traffic study – the traffic study should include the added 306-unit proposed development as well as the Ryan development on Lockport Road, the Natale development on Ward Road, the D'Angelo development on Errick Road and the Rosal development on Errick Road. The traffic study should assume traffic at full build out of each development. **These four developments alone add hundreds and hundreds of vehicles in a very small area and it doesn't seem possible for the area to absorb this much traffic.***
- 2. Engineering study of Parkside Drive & Erick Road Bridge- provide evidence that the eastern most S-curve entrance off of Nash is safe with the proposed added traffic as well as provide evidence that the 20-year old Parkside Drive's existing asphalt & sub-base is in stable condition to take additional traffic. Currently, there are significant potholes, cracking, heaving, wash out at cash basins, settling, damaged curbs, and deteriorated topcoat. **Additional traffic will only worsen the existing conditions, especially creating a safety hazard at the Parkside main entrance.** Futher, can the bridge on Errick Road support all of this added traffic and will the narrow Errick Road shoulders create safety hazards for people, especially children, riding their bikes or taking a walk. **The developer should be required to study the bridge and the shoulder safety of Errick Road.***
- 3. Sewer study – confirm that the existing sewer system has capacity; like the traffic study, sewer capacity at full build out at all previously mentioned developments should be accounted for. **Our existing sewer system should not be negatively impacted by new development.***
- 4. Utility study – confirm the current electric grid has the capacity to take on additional development where the homes will be fully electric, knowing the State is attempting to make all new homes electric and phase out gas at existing homes. Further, any lacking grid capacity should not affect existing residents in any way. **I believe it is***

important that the developer have written approval from National Grid that all of this new development, as well as the existing homes, can fully function on all electric (i.e. no natural gas).

5. **Drainage study – the area has historical drainage issues, and it needs to be confirmed that the proposed development will not create more drainage problems. I fear that the removal or diversion of the existing stream and adjacent wetlands will have unintended consequences and affect drainage for existing houses within Parkside Estates and along Stieg & Errick Roads.**

6. **Tree lines – the developer should confirm that no trees, shrubs, or foliage will be removed along the North side of Parkside Estates. This tree line adds significantly to the quality of life for the Community, which is also part of Wheatfield's master plan. At a minimum, the developer should provide individual lot easements requiring the trees to remain when the lots are sold. Further, the developer should provide an additional 50' treed buffer between new and existing properties.**

7. **School – we understand the Town, as lead agent, will provide information for the NW School District to weigh in on during the SEQR process. Like the traffic, sewer, utility, and drainage study we mentioned above, the School should look at ALL developments comprehensively and determine whether or not the existing schools (elementary, middle and high schools) can take on the added students without significant capital projects.**

8. **Garbage collection – the developer should confirm that the proposed development will have no impact on the current garbage collection within Parkside Estates. Adding new entrances at Gregory and Carli to service the proposed development could allow garbage collection to be bifurcated and garbage trucks are then entering twice a week off Nash Road; again, deteriorating the current quality of life.**

9. **Master Plan – clearly the master plan wants responsible development. The plan also suggests that sprawl will be limited as well as the existing quality of life will be maintained. Is this proposed development in line with the master plan especially knowing all of the other developments that were approved in such close proximity? To me, this is the definition of sprawl,. Further, the lots are significantly smaller than the lots within Parkside and adjacent streets. Smaller lots and smaller homes conflict with the character of the adjacent community and can decrease current property values.**

Thank you all for taking the time to read my comments. I strongly oppose this proposed subdivision as it will increase traffic beyond the areas capacity and character, utilities will struggle to support the growth, drainage has the potential to be impacted, and the entire development decreases the existing quality of life in the area.

Doug Elia
6739 Kassie Court

Corey Wilson

From: Keith Lucas KIPO Chevrolet <kucas@kipoautogroup.com>
Sent: Monday, July 17, 2023 8:00 AM
To: Planning Board
Subject: Errick Road Subdivision

July 16, 2023

Dear Chairperson Eberwein

I am writing to you today to voice some of my concerns and ask a few questions regarding the proposed 306 home subdivision off Errick Rd by Burke Homes. I believe the Town and the Developer will cover the major concerns in the SEQR portion in the future. Those would cover traffic, engineering, sewers and drainage. Why would it be necessary to attach this development to an existing one? After looking at all the other developments I didn't recall seeing any one of them attached to another developer's development. With 306 homes and an average of 2 vehicles per home that could be a potential 612 vehicles coming in and out 2-3 times a day. The 2 major entrances off Parkside Drive could bring as many as 1200 additional vehicles in and out per day. There are 2 special needs children, one on Gregory and one on the corner of Carli Court. Both of those homeowners purposely bought in those locations because of the low traffic. I am an avid bike rider and regularly use Errick Road. If I am lucky, I have 6 inches to 1 foot of shoulder to escape the passing vehicles. With all that traffic and no shoulder for delivery trucks, bike riders and pedestrians. I can envision something like the 2014 incident on Krueger Road happening again. Parkside Drive with its blind S curve is another potential hazard.

Another concern I have is the Town's master plan calls for smart development that would allow the town's farmers to sell their land to fund operations or for retirement. This proposed development has 3 of the 4 landowners as investors not farmers. They were attorneys and businessmen from outside the town. They have all passed on and their descendants and estates now own the land. Some as far away as Chicago. This does not help a local farmer in any way. Adding this many homes could put such a strain on resources that it could limit further development and hurt the lifelong resident farmers here. I have many friends that own large portions of land in Wheatfield and they feel the same way.

I also believe that any future development within the town should have the retention ponds within the development. Homeowners didn't sign up to have these in our back yards. Let the developer deal with the homeowners he is selling to. I have lived on a pond before and in 19 years the town cleaned it out once. It was a breeding ground for mosquitoes, rodents and geese. These retention ponds will butt up to our property. There would be over 20 homes affected by the 2 proposed locations of the retention ponds. They are also a safety hazard for potential drownings. Why should we have to bare the cost to fence our yards to keep our children safe from something that wasn't there when we moved in.

Thank you in advance for taking the time to read this and I look forward to your response.

Sincerely,

Keith Lucas