

February 3, 2021

The regular meeting of the Wheatfield Planning Board was called to order online as a Zoom Video Communications web-based meeting, at 6:30 PM, by Chairman Walt Garrow.

Present: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Doug Kalota, Mike Polek, Corey Wilson (alternate member). Also present: Tim Zuber – Town Engineer, Wendel; Member of the public.

Moved by M. Germann, Seconded by S. Agnello-Eberwein to approve the meeting minutes of January 6, 2021. Motion approved unanimously.

### **COMMUNICATIONS**

None.

### **SUMMARY OF AGENDA**

**Sketch Plan Review – Commercial Storage Building – 7022 Townline Road.** Reviewed the Sketch Plan for the construction of a pole barn to store the applicant's existing equipment. The sketch drawings showed different locations for the structure and listed different potential sizes of the structure, as the applicant wasn't sure what was allowed considering the setback requirements. After discussion about the applicant's intended use for the structure, it was determined that this is a non-conforming use in a C-1 zoned area. This will require a Special Use Permit (SUP) and a public hearing. The Site Plan and Special Use Permit processes were discussed.

**Action:** *No action taken.*

**Sketch Plan Review – Commercial Storage Building – 2744 Niagara Falls Boulevard.** Reviewed the Sketch Plan for the construction of a new structure that will be attached to the rear of an existing structure. Currently the property is a grandfathered use under the Niagara Falls Boulevard Overlay District for used car sales. At this time the applicant doesn't plan to sell used cars but to operate the current business which is non-medical emergency transportation. The existing structure would be used as an office and for storage and the new structure would be used for storage/service of the transport vehicles. The Site Plan process was discussed.

**Action:** *No action taken.*

**Site Plan Review – Rock Hard Fence – 2063 Cayuga Drive Extension.** Reviewed the Site Plan for the construction of a 4,000 ft<sup>2</sup> pole barn for the storage of existing equipment and supplies associated with the applicant's business. This application was last before the Planning Board on September 16<sup>th</sup>, 2020. Civil drawings and the storm water report were received by the Town. It was determined that part of the property is located within the Airport Zone 1 Overlay and none of the property is in the Niagara Falls Boulevard Overlay District, so the requirement for a Special Use Permit and the associated public hearing are no longer needed.

Running through the conditions from the last meeting a few items could not be verified as complete because the hard copy files are at the Building Department in Town Hall. The applicant stated that they were complete, and it will be verified by the Building Department. One new item that was discussed was the 8' high fence along the West side of the property. The fence is shown on the drawings to stop mid-way and connect to a non-conforming 6' fence. It was agreed upon that the 8' fence will run along the entire West side of the property.

**Action:** Motion made by M. Germann, seconded by S. Agnello-Eberwein to accept the SEQR declaration. Motion unanimously approved.

Motion made by M. Germann, seconded by M. Polek to approve the Site Plan with conditions noted and contingent upon verification of outstanding items. Motion unanimously approved.

**Site Plan Review – Wheatfield II Solar – 3636 Mapleton Road.** Reviewed the Site Plan for a 5 MW utility grade solar array. The applicant was last before the Planning Board on November 3<sup>rd</sup>, 2020. Changes to the plans since the last appearance were discussed. There was much discussion about screening of the panels from nearby residents and from Mapleton Road. The panels are 15' high and the proposed plantings will be 5-6' high leaving the panels visible until the screening grows much higher. Different types of vegetation and the use of berms was discussed. The applicant is going to provide a visual study created by a landscaping professional.

Other items discussed included the equipment pads and whether they provided containment if there was an oil spill/leak from the transformers/inverters. The Planning Board did not feel that enough of the details had been worked out for the project at this point, so the Board did not recommend the project to the Niagara County Planning Board. The project will need a Public Hearing for the Special Use Permit, and Public Hearings are on hold until the Town can safely conduct hearings, following NYS COVID-19 restrictions.

**Action:** No action taken.

#### **Other Board Business**

None.

Next meeting: February 17, 2021.

Motion made by M. Germann, Seconded by D. Kalota to adjourn the meeting at 9:39 PM.  
Motion carried.

Sincerely submitted,  
Jaimelyn Bator - Secretary