

## Town of Wheatfield Planning Board

Subject: MK Custom Shops - Public Hearing, 6656 Shawnee Road, 3386 Niagara Falls Blvd  
Meeting was brought to order by Susan Agnello-Eberwein, at 6:15pm

Public Hearing Held for MK Custom Shops 2121 Lockport Road:

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

1. Applicant noted that the location will be an auto repair shop, and they have already begun cleaning up the site.
2. There were no comments from the public that attended.

A motion to close the public hearing at 6:17 pm was made by Doug Kalota, seconded by Melissa Germann, all present Town Planning Board members in favor, none opposed.

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

Communications: None.

Meeting Minutes Approval: Minutes from 02101/2023, motion to approve made by Mike Polek second by Doug Kalota approved by all planning board members.

Planning Board administrative duties: None.

Agenda Items:

MK Custom Shops - 2121 Lockport Road.

1. SEQR:

Motion by Susan Agnello-Eberwein, Second by Doug Kalota, that in accordance with the SEQR requirements, the

Planning Board has reviewed Part 1 of the Short EAF and information submitted by the applicant, completed Part

2, and evaluated the impacts in Part 3 and have determined that the proposed MK Auto project proposed at 2121 Lockport Road (SBL: 132.04-1-45.2) 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. All Town Planning Board Members voted yea.

2. Special Use Permit:

Motion by Susan Agnello-Eberwein, Second by Doug Kalota, to grant a Special Use Permit for the proposed MK Auto project proposed at 2121 Lockport Road with noted permit conditions. All Town Planning Board Members voted yea.

3. Site Plan:

Motion by Susan Agnello-Eberwein, Second by Doug Kalota, to approve the Site Plan for the proposed MK Auto project proposed at 2121 Lockport Road. Since there are no proposed exterior improvements, the site plan is limited to a sketch of the proposed project location on a print of the site survey. All Town Planning Board Members voted yea.

6656 Shawnee Road - Storage Building:

1. Applicant, No Show

3386 Niagara Falls Blvd - Mixed Use Building:

1. Applicant, No Show

Other Board Business: None.

A motion to adjourn at 6:50 pm was made by Melissa Germann, seconded by Doug Kalota, all present Town Planning Board members in favor, none opposed.

Next Meeting: 03/0112023

End of Minutes

Sincerely Submitted

Corey Wilson - Secretary

  
Planning & Zoning Board Representative

  
Date