

## Town of Wheatfield Planning Board

Subject: 2708 Niagara Falls Blvd - Smoke Shop, 6656 Shawnee Road - Storage Building, 3386 Niagara Falls Blvd. - Mixed use.

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

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 03/01/2023, motion to approve made by Doug Kalota second by Melissa Germann approved by all planning board members. Planning Board administrative duties: None.

### Agenda Items:

#### 3386 Niagara Falls Blvd. - Mixed Use Building.

1. Project name will be changed from Club House Bros Family Restaurant to 3386 Niagara Falls Blvd.
2. Applicant reviewed the project to the Town Planning Board.
3. New Building will be for storage and have an office in the in front corner.
4. New digital signage for business will be provided.
5. Landscaping will be provided around new sign and new building.
6. Storage will be used for applicants' business only, not rented or leased out.

#### 6656 Shawnee Road - Storage Building.

1. TNT Buildings showed up for applicant to discuss the project.
2. Height of the building is over the zoned allotted height and will need to go to the ZBA,
3. The building will be used to store top soil to keep it dry for spring use.
4. Project was tabled for further review by Town Planning Board and Building Department.

#### 2708 Niagara Falls Blvd. - Smoke Shop.

1. Applicant plans for tobacco and cigar sales, CBD. Currently no THC.
2. Max 5 to 6 patrons at the shop at one time.
3. Typical busy time is after 5, and the other business are closed.
4. 2 new employees for this location
5. Hours of operation 10am-9pm

Other Board Business: None.

A motion to adjourn at 7:48 pm was made by Melissa Germann, seconded by Mike Polek, all present Town Planning Board members in favor, none opposed.

Next Meeting: 04/05/2023

End of Minutes