

## Town of Wheatfield Planning Board

Subject: Wheatfield Crossing Subdivision, Mosquito Joe 3016 Niagara Falls Blvd.

Meeting brought to order by Susan at 6:30pm

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

Communications: DePaul Tolling Correspondence, From Wendel, Wheatfield Crossing Engineering Letter dated March 16, 2022

### Planning Board administrative duties:

1. Motion by Walt Garrow Seconded by Melissa Germann to extend the Tolling agreement between the Town of Wheatfield and DePaul Project at 2329 Lockport Road Niagara Falls, NY 14304 as read by Susan Agnello-Eberwein The new tolling end date will be April 29, 2022.

Meeting Minutes Approval: Minutes from 3/2/2022, motion to approve made by Walt Garrow, second by Melissa Germann, all approved by board

### Agenda Items:

#### Wheatfield Crossing Subdivision:

1. Doug Kolata reviewed the progress on the project and asked for a review of anything that has changed.
2. It was noted that town pump station upgrades were the only upgrades, upgrades were required due to engineering and Town requests.
3. DOT required some additional lines for Shawnee entrance and its relocation, all are in compliance now.
4. The engineering letter from Wendel was reviewed with applicant, all items were agreed to.
5. The 40' strip adjacent to lot 72 will always be non-conforming and can not be developed.
6. Motion by Walt Garrow Seconded by Melissa Germann to recommend to the Town Board approval of the Final Plat and construction plans for the Wheatfield Crossing Subdivision. This approval is contingent upon any final conditions noted by the Planning Board and the conditions presented in Wendel's final approval recommendation letter dated March 16, 2022.

#### Mosquito Joe's 3016 Niagara Falls Blvd.:

1. Looking to put a pole barn on the site for additional space to house vehicles, possibly office space.
2. Possibility of chemicals in building, currently chemicals are in the current structure and are in small quantities.
3. General discuss was had about buffers and setbacks, no direction was given.
4. 20 - 40 employees during peak season. Applicant to verify required parking with Town codes.

A motion to adjourn was made by Walt Garrow, seconded by Doug Kalota, all Town Planning Board members in favor, none opposed.

Other Board Business: None

Next Meeting: 4/6/2022

End of Minutes

Sincerely Submitted  
Corey Wilson - Secretary

*Susan Agnello-Etherington* *6th April 2022*  
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Planning & Zoning Board Representative                      Date