

March 17, 2021

The regular meeting of the Wheatfield Planning Board was called to order in the Town Hall Chambers at 6:30 PM, by Chairman Walt Garrow.

Present: Walt Garrow, Susan Agnello-Eberwein, Melissa Germann, Mike Polek, Doug Kalota and Corey Wilson (Alternate).

Also: Tim Zuber – Town Engineer; members of the public.

Moved by S. Agnello-Eberwein, Seconded by D. Kalota to approve the meeting minutes of March 3, 2021. Motion unanimously approved.

COMMUNICATIONS

None.

SUMMARY OF AGENDA

Site Plan Review – Charles Gugino - Multi tenant space – 6421 Walmore Road.

Reviewed the Site Plan for the proposed construction of a 10,000 sq ft multi tenant space. This is a two-phase proposal. Applicant was last before the Planning Board, for the same application, in April 2016. Several issues need to be addressed.

Action: Motion made by D. Kalota, Seconded by S. Agnello-Eberwein to declare Lead Agency and begin a coordinated review under SEQR. Motion unanimously approved. No other action taken.

Site Plan Review – DePaul Properties – Apartments – 2329 Lockport Road. Reviewed the Site Plan for the proposed construction of a 3-story apartment building with 80 units plus site improvements. The applicant was last before the Planning Board on December 15, 2020 via Zoom. There are several potential health threats associated with this proposal, such as, Noise, Particulates, and Nitrous Oxide. Several other issues also need to be addressed. The Planning Board recommends that the applicant apply to the ZBA for a building height variance and a room size variance.

Action: Motion made by S. Agnello-Eberwein, Seconded by D. Kalota to declare Lead Agency and begin a coordinated review under SEQR. Motion unanimously approved. No other action taken.

Sketch Plan Review – Niagara International Sports & Entertainment – Metal Buildings - 6929 Williams Road. Reviewed the current sketch plan for the proposed construction of, ultimately, 2 – 96,000 sq ft metal structure buildings for 2 multi purpose sports fields, as phase 1 of a larger proposal. This is a 2-phase project, one metal building to be built per year. It has been some time since the Planning Board has reviewed this proposal. Therefore, this proposal has been declared a Sketch Plan Review.

Action: No action taken.

Other Board Business

None.

Next meeting: April 7, 2021.

Motion made by S. Agnello-Eberwein, Seconded by D. Kalota to adjourn the meeting at 8:45 PM. Motion unanimously approved.

Sincerely, submitted,
Jaimelyn Bator - Secretary