

## Town of Wheatfield Planning Board

Subject: White Whiskers Public Hearing, DePaul Properties, 2121 Lockport Road, Marc Shawn Estates, Meadowbrook Commons.

Meeting brought to order by Susan at 6:10pm

Roll Call: Susan Agnello-Eberwein, Melissa Germann, Mike Polek, Doug Kalota, Walt Garrow Corey Wilson, All Planning Board Members Present, Tim Zuber - Town Engineer - Present, Matt Brooks - Town Attorney Present.  
Communications.' None

Planning Board administrative duties: None

Meeting Minutes Approval: Minutes from 4/20/2022, motion to approve made by Doug Kalota second by Melissa Germann, approved unanimously by planning board.

Agenda Items:

White Whiskers, Public Hearing:

1. Opening statement provided by Town Supervisor Don MacSwan
2. Project overview by architect for the public.
3. For Comments:
  - Place for older dogs, left from deceased owner, or unwilling to care for the animal. ○ Agrees with project and applicant but stresses that only senior dogs be allowed. ○ Resident considers the health, and benefits provided to elderly individuals with dogs.
  - Consider older dogs are less active and a much lower volume of noise, if any, Not like SPCA ○ Give the project a chance and let it comply with the Town Codes. ○ Many benefits to the community, or asset for the town.
4. Against Comments:
  - Many support the project not the location.
  - Not a kennel not allowed by code.
  - Resident feels there is a conflict of interest with board member and applicant. ○ Concerns with not-for-profit applicant and future taxes and maintenance of property.
  - Traffic concerns, Noise concerns from many.
  - Concerned its currently residential and should remain, is zoned AR.
  - Resident requested the following items be addressed:
    - Verify all site plan check list items
    - Explain special use permit, is outlined in Town Code
    - Feb 26, 2022, email from the resident
    - Current petition of 250+ residents sign opposition of the project
  - Feel the residents are not considered in the decision, want peace and quite
  - Says the project is not a kennel but a sanctuary and town codes do not allow for the use.

- Once again noise consideration was noted, cannot be insulated.
  - Did we consult with the ZBA and building inspector.
5. motion to close the public hearing was made by Doug Kalota second by Mike Polek, approved by all planning board.

DePaul Properties:

1. Positive Deceleration had previously been rescinded, and DePaul reviewed new information has been addressed in recent submission to Town Planning Board.
2. Planning board reviewed final submission from Depaul and verified parking spaces, number of employees, and landscaping plan.
3. East side landscaping will be 5' to 6' on center.
4. Motion to approve the site plan with noted conditions of the planning board and contingent upon engineering reivew, Susan Agnell-Eberwein, Second by Corey Wilson, Voting results, Susan Agnell-Eberwein-yes , Doug Kalota-opposed, Mike Polek- opposed, Walt Garrow- Yes, Corey Wilson - yes

Board Actions: Melissa Garrow excused herself from the meeting during the DePaul Discussion making Corey Wilson a Voting Member.

2121 Lockport Road:

1. Applicant was not present, Motion to table application made by Walt Garrow, second by Doug Kalota, all Town Planning Board members approved.

Marc Shawn Estates:

1. Was noted that ZBA approved smaller lot sizes and project will be starting over and requiring site plan check list and all necessary town codes and regulations.
2. Applicant looking to revise the site with FEMA to very the actual flood plan, and revise accordingly
3. General discussion on site layout and landlocked area will need further clarification.
4. It was noted that not all lots were reduced to the original application, some lots were increased due to revised flood

Meadowbrook Commons:

1. General review of the project by owner and engineer.
2. Looking for a health and wellness complex with residential apartments and use.
3. Mixed use complex with potentially health and wellness on first floor and up to 10 residential apartments on second floor
4. Application looking for a variance on south side of lot near cemetery from 30' to 20'
5. General review and comments provided to applicant for next site plan submission.

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

Other Board Business: None

Next Meeting: 05/18/2022

End of Minutes

Sincerely Submitted  
Corey Wilson - Secretary

*Susan Agnello-Eberwein*

5/18/22

Planning & Zoning Board Representative

Date