



# TOWN OF WHEATFIELD

## COUNTY OF NIAGARA

### Zoning Board of Appeals

2800 Church Road, North Tonawanda, NY 14120

Phone: (716) 694-1026 Fax: (716) 694-1800

www.wheatfield.ny.us

## Minutes of Meeting

May 9, 2022

Chairman Schaffer called the meeting to order at 7:00 pm

### **Roll Call:**

Present:

Michael Schaffer (Chairman)

Matthew Kroening

Matthew F. Klettke

Jerry Canada (Vice Chair)

Debbie Carr (Secretary, non-member)

Absent:

Arthur Kroening

### **Reading & Approval of Previous Meeting Minutes:**

Motion to approve Board minutes of April 25, 2022 was made by J. Canada and seconded by M. Kroening:

- M. Klettke - Yes
- A. Kroening - Absent
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion approved

**New Business:** None

### **Hearings(s) Held/Interpretations:**

**7:05 pm: Paul Trinkwalder** requests an area variance for Lot # 177.17-4-38 located at 7658 Arnold Dr, to construct an addition with a side yard set-back of 8.18' where 10 feet is required.

### **Board Findings**

1. No neighbors physically attended today's meeting in favor of or against the request.
2. 16' x 24' bedroom addition.

Motion to close the public hearing was made by M. Klettke, seconded by M. Kroening. Ayes:

Unanimous

Motion approved

- M. Klettke - Yes
- A. Kroening - Absent
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

### **Findings per New York State Law Guidelines:**

1. Applicant could make a 2<sup>nd</sup> floor addition, would be more costly.
2. No. Bedroom addition will give neighbors additional privacy.
3. No. About 10%.
4. No. Existing dwelling set-back is 8.18' - 8.21'.
5. Yes

Motion to approve the variance as requested with a special condition that the gutters be tied into drain tile made by J. Canada, seconded by M. Kroening.

- M. Klettke - Yes
- A. Kroening - Absent
- J. Canada - Yes
- M. Kroening - Yes
- M. Schaffer - Yes

Motion Approved

**Miscellaneous:** None at this time.

**Next Meeting Schedule :** May 23, 2022 @ 7:00 pm, sharp

**Public Hearings:** None

**A motion to adjourn :** Made by M.Schaffer, seconded by J. Canada. Ayes: Unanimous

Respectfully Submitted,  
Deborah Carr

ZBA Distribution Listing

Town Supervisor  
Building Dept.

Town Board  
Planning Board

ZBA Members  
Town Clerk