

July 7, 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: Susan Agnello-Eberwein, Walt Garrow, Melissa Germann, Doug Kalota, Mike Polek, Corey Wilson (alternate). Also present: Wendel – Town Engineer, Members of the Public. There was a forum.

Moved by S. Agnello-Eberwein, Seconded by M. Germann to approve the meeting minutes of June 16, 2021. Motion unanimously approved.

COMMUNICATIONS: Received July 2, 2021 – CVE responses to Site Plan engineering review comments.

SUMMARY OF AGENDA

Public Hearing – CVE Utility Scale Solar – 3635 Lockport Road. The applicant presented the project to the audience explaining recent changes to the Site Plan. A new landscaping / visual barrier plan created by a professional landscape architect was presented showing the proposed plantings initially, after 5 years and at full maturity. The Planning Board and the Public asked the applicant questions. Some items discussed included landscaping/visual barrier details and noise generation. The end of lifecycle details were discussed related to items like what will be done with the installed landscaping and whether the land will be farmable.

Action: Motion by S. Agnello-Eberwein, seconded by D. Kalota to close the Public Hearing at 7:06 p.m. Motion unanimously approved.

Public Hearing – Niagara County Public Safety Radio Communications Tower – 3747 Lockport Road. The applicant presented the project to the audience. One resident was present and asked a few questions related to the exact location of the tower and its proximity to other structures, and whether the tower will interfere with electrical equipment in the area.

Action: Motion by S. Agnello-Eberwein, seconded by D. Kalota to close the Public Hearing at 7:29 p.m. Motion unanimously approved.

Site Plan Review – Utility Grade Solar System – 3636 Mapleton Road. Reviewed the Site Plan for the construction of a 31-acre community solar project. The applicant was last before the Board on November 3rd, 2020. The panel height was lowered from the 10' range to the 8' +/- 10% range. A 7' fence with privacy slats will be installed surrounding the project and that does not need a variance from the Zoning Board of Appeals (ZBA) as the height is a National Fire Protection Association (NFPA) requirement. The fence will be installed prior to the solar system

construction to provide a visual barrier for the residence during construction. Currently the planned landscaping includes the plantings of 8'-10' high evergreens. The applicant was present

Draft Minutes – NOT Board approved at this time

for the public hearing that was conducted earlier in the night and they stated that they plan to update the landscaping plan with something more comprehensive like what was presented at the hearing. The Board did request a formal landscaping plan that includes a maintenance plan.

The applicant has refined much of their Site Plan so they were provided an application for the Niagara County Planning Board. The Fire Advisory Board results related to the access road were reviewed and there was a question and discussion regarding the required agricultural statement. The planning Board requested specifics for the decommissioning plan on items like whether the Niagara County recycling requirements apply and the time frame for decommissioning. There was also discussion regarding the transformer oil and spill response plans. The oil is EPA allowed as it biodegrades even in water within 24-48 hours.

Action: *A Public Hearing for the Special Use Permit was scheduled for September 1st, 2021 at 6:35 PM.*

Sketch Plan Review – Restaurant/Garage/Motel – 2279 Niagara Falls Boulevard. Reviewed the Sketch Plan for the planned actions for a parcel that has an existing restaurant, a house, a garage with an apartment and a 7-unit motel that is not currently in use. The applicant would like to sub-divide the parcel separating the house and selling that off. The restaurant would continue to be leased and the motel would be converted into 2-6 Airbnb units. If the Airbnb concept did not work out the units would be rented as apartments. They are even considering increasing the size of the units towards Niagara Street.

Set back requirements and the availability of parking was discussed. A big issue was that residential uses are not allowed in a C-1 (commercial) zoned area, so the units could never be used as apartments. The applicant stated that if apartments were not allowed that they would probably abandon the project.

Action: *None.*

Other board business: None

Next meeting: July 21st, 2021.

Motion made by W. Garrow, Seconded by S. Agnello-Eberwein to adjourn the meeting at 8:55 PM. Motion unanimously approved.

Sincerely submitted,
Jaimelyn Bator - Secretary