

Town of Wheatfield Planning Board

Subject: Auto Repair Shop Lockport Rd., Edwards Vacuum, Swogier, Aqua Wash, CVE Solar.

Meeting brought to order by Susan Agnello-Eberwein, at 6:30pm

Roll Call: Susan Agnello-Eberwein, Doug Kalota, Walt Garrow, Melissa Germann, Mike Polek, Corey Wilson, Planning Board Members Present, Tim Zuber - Town Engineer - Present.

Communications: None.

Planning Board administrative duties: None.

Meeting Minutes Approval: A motion to push review of meeting minutes to next meeting was made by Walt Garrow, seconded by Doug Kalota, all Town Planning Board members in favor, none opposed.

Agenda Items:

Auto Repair Shop, 2121 Lockport Road:

1. Site Review Results will be distributed to applicant via email.
2. applicant looking to repurpose building for automotive repair.
3. applicant currently cleaned up building, paved lot and removed damaged tractor trailer.
4. Applicant does not currently have a special use permit, and one is required for the M2 zoning.
5. Applicant has submitted for a special use permit, will need to complete the site plan checklist, and resubmit for another meeting.
6. With a special use permit a public hearing will be required.
7. Minutes will be distributed to applicant via email.

Swogier Construction, 6461 Walmore Rd

1. applicant explained the front addition will be a show room.
2. Applicant noted the new additions will not be higher than the current building.
3. Applicant will provide updates to the landscaping plans.
4. Fire advisory board chairman was present and noted that there were no concerns.

Edwards Vacuum, 6461 Inducon Drive:

1. Applicant explained the project and the proposed addition.
2. The Town Planning Board requested the original drainage calculations be resubmitted for review.
3. Town Planning Board agreed the addition will be considered the principal building, not an accessory.
4. Project will bring 15 new jobs to the area.
5. Construction schedule, foundation, and truck ramps this fall, completed in 2023

Aqua Wash, 2296 Lockport Rd

1. Applicant explained the company and locations. 15 fleet vehicles may be stored at this location with trailers.
2. Applicant noted that the cleaners will be stored at a different location, due to being in the overlay district.
3. Town Planning Board agreed to have a preliminary landscaping plan with shrubs and decorative rocks to be reviewed.

CVE solar, 3625 Lockport Rd

1. Construction is proposed to start by the end of 2022.

2. A motion was made by Susan Agnello-Eberwein, seconded by Walt Garrow, to extend application to April 15, 2023, AI Town Planning Board Members in favor, none opposed.

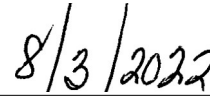
Other Board Business: None

A motion to adjourn at 8:10pm was made by Doug Kalota, seconded by Mike Polek, all Town Planning Board members in favor, none opposed. Next Meeting: 08/03/2022

End of Minutes

Sincerely Submitted

Core Wilson - Secretary



Planning & Zoning Board Representative

Date