



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

August 9, 2021

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

Roll Call:

Present:

Michael Schaffer (Chairman)
Jerry Canada (Vice Chair)
Matt Kroening (Alternate Member)

Arthur Kroening
Matthew F. Klettke
Debbie Carr (Secretary, non-

member)

Absent: Art Gerbec

Reading & Approval of Previous Meeting Minutes:

Motion to approve Board minutes of July 26, 2021 was made by A. Kroening and seconded by M. Klettke:

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

Motion approved

New Business:

Motion to suggest to the Town Board to please consider increasing the fines for those who violate the terms of their variance and those who start construction without a permit made by J. Canada, seconded by M. Schaffer.

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

Motion approved

Hearings(s) Held/Interpretations:

7:05 pm: David & Francine Perkins requests an area variance for Lot # 135.03-1-15, located at 3860 Lockport Rd to construct a pole barn with a height of 14' 10" where the maximum height is 14'.

Board Findings

1. No neighbors physically attended today's meeting in favor of or against the request.

Motion to close the public hearing was made by J. Canada, seconded by A. Kroening.

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

Motion approved

Findings per New York State Law Guidelines:

1. Applicant needs the height for 12' side walls.
2. The set-back is 200' blocked by trees on the ease side. The applicant owns a 4 acre parcel
3. No. Only 10".
4. No. Numerous pole barns in the area.
5. Yes

Motion to approve the variance as requested as submitted made by A. Kroening, seconded by J. Canada.

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

Motion Approved

7:30pm: John Montesanti requests a Waterfront Assessment Review for Lot #175.14-1-32, located at 2500 River Rd to construct a deck.

Board Findings

1. Applicant wants to construct a deck. attached to the rear of the dwelling
2. Property to the west is closer to the river than the deck and property to the east is in line with the deck.
3. No concerns on the short EAF.
4. There are no sightline or blockage view issues as submitted and will not be a detriment to nearby properties and conforms with the rules and regulations of the LWRP.
5. Neighbors from both sides of the applicant physically attended today's meeting in favor of the request.

Motion that the board is in agreement with the above statements made by M. Schaffer, seconded by A. Kroening.

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

Motion approved

Miscellaneous: None at this time.

Next Meeting Schedule : September 13, 2021 @ 7:00 pm, sharp, Town Hall, Upper Level

Public Hearings: None

A motion to adjourn : Made by J. Canada, seconded by A. Kroening. Ayes: Unanimous

Respectfully Submitted,
Deborah Carr

ZBA Distribution Listing

Town Supervisor
Building Dept.

Town Board
Planning Board

ZBA Members
Town Clerk