

**WALES TOWN BOARD**  
**Workshop Meeting 2020 - #10**

**Tuesday, October 27<sup>th</sup> , 2020 @ 7:00 PM**

**Workshop to be held at the South Wales Memorial Building on Emery Road**

**1. S.U.P. Application from Centerline Communication for proposed cell tower at 12721 Warner Hill Road.**

Supervisor Rickey said that Christine Wightman of Centerline Communications stated at the public hearing earlier that they decided to put their special use application on hold. At this point, we will table this special use permit request. David Newman the Planning Board Clerk said he will still work on any documentation that comes in on the wetlands.

**2. S.U.P. application from The Broadway Group for proposed Dollar General Store at 6401 Olean Road.**

Supervisor Rickey Venditti stated we have just received this at the last board meeting. We have had some time to review and talk with the town attorney and building inspector. The building inspector is going to forward this on to the ZBA Board for a parking variance. We can now say we officially received the application. Basically, it is the same variance as before for reduced parking spots. Town attorney, Ronald Bennett has provided us with a Resolution as Lead Agency. Also, the town attorney, Ronald Bennett said this would be a Type 1 Action as far as the S.E.Q.R. The applicant would be responsible for Type 1 of the Type 1. We are responsible for Parts 2 and 3. Town Engineer, Joe Wetzal, will handle Part 2 and 3.

**A RESOLUTION REGARDING THE DECLARATION AS LEAD AGENCY**

WHEREAS, THE Broadway Group, LLC has submitted an application of a Special Use for property located at 6401 Olean Road, South Wales, New York 14139; and  
WHEREAS, pursuant to 6 NYCRR 617.4, the proposed project has been identified by the Town of Wales as a Type 1 action, upon the determination of significance based upon impact which may be reasonable expected from the proposed action; and  
WHEREAS, the Town Board of the Town of Wales is duly qualified to act as Lead Agency for environmental review of the project;  
NOW, THEREFORE, BE IT,  
RESOLVED, that the Town Board of Town of Wales hereby declares itself as Lead Agency for  
SEQRA review purposes and hereby determines that the proposed action is a Type 1 action; and it is further  
RESOLVED, that this determination shall become effective thirty (30) calendar days from the dates hereof; and it is further  
RESOLVED, that the Town Clerk is directed to give this notice to the involved agencies of the Erie County Health department, New York State Department of Environmental Conservation, New York State Department of Transportation and the Erie County Department of Environment & Planning.

**MOTION#**\_\_\_ moved by Councilman Gerald Klinck, second by Councilman Daniel Driver approving the Town Board of Wales as Lead Agency. CARRIED

Councilman, Daniel Driver questioned the traffic study. Has a Commercial Access Highway Permit been submitted? Attorney Marc Romanowski representing the Broadway Group responded that it has been submitted. The D.O.T. is waiting for the town's environmental review before they issue the permit. Attorney, Marc Romanowski, stated that the D.O.T. will not take any action until the S.E.Q.R. is completed. The D.O.T. numbers are more reliable because of the time of the year they did their count. Councilman Dan Driver asked how they come up with the estimation of how many people will be in the store. Attorney Marc Romanowski responded that it is a small retail classification on the size of the store. The standard of numbers is based on that. Supervisor Rickey Venditti commented, I know previously when we talked to the State about a possible turning lane, they said the Dollar General on 20A would not

generate the traffic for that. Supervisor Rickey Venditti asked if the traffic engineer from the State should come back? Councilman Donald Butcher asked about sidewalks and crossing lights for pedestrians. Councilman Donald Butcher Supervisor Rickey Venditti stated he is going to ask if they can reduce the speed limit once the circle is completed. The D.O.T. is proposing to put a circle at the end of Route 16. The work will start in 2021. Attorney Marc Romanowski asked about that and did not receive a clear answer as to the timing of it.

**3. S.U.P. application from Thunderhill Storage to amend their current permit at 13014 Big Tree Road.**

Supervisor Rickey Venditti stated we have just received an application for an amendment from Thunderhill Storage to add an additional storage unit. The Building Inspector needs to check if this additional building is put on another parcel of land, and if the other parcel is in an agricultural district. While he is looking into this, we can review the application for our next meeting. Building Inspector, Dave Bender, stating they are adding another 70 feet and are going on the other parcel. Supervisor, Rickey Venditti, would like this on record that our building inspector, Dave Bender, has been doing work for this gentleman for many years. While employed by the town, he is continuing to do work for him, and has been upfront about this and submitted a letter. The town is fully aware of this. He will have the Holland Building Inspector do all the inspections on the proposed buildings, therefore, there is no conflict of interest. Supervisor Rickey Venditti thanked the building inspector for that letter, and stated we are all set in that area. Councilman Gerald Klinck asked the building inspector, Dave Bender if there is a limit to this expansion as to how many buildings are planned? Building inspector Dave Bender, responded I think he has three more. He can only put up three more. There is a limit. Supervisor Rickey Venditti asked is there a concern about our maximum of 50,000 sq. feet or does that not come into play here? Supervisor Rickey Venditti stated we cannot circumvent this law and go against the 50,000 sq. feet, because it is in our Master Plan to keep the Town of Wales rural and maintain its country appeal, and it is what the residents want.

**4. S.U.P. application from Yeah Pierogi to operate their business 11261 Big Tree Road.**

Councilman Gerald Klinck feels this would be consider a home-based business, zoning "home occupation" (200-28, B-4) and not a special use permit, all the applicant will be doing is cooking and shipping the pierogi's out and they would need to be working with the Health Department. The Building Inspector will work with the town attorney if that's what this application is, and if possible, have a resolution ready for the November board meeting so we could approve, if that's what the board thinks.

**5. Town of Wales 2021 Preliminary Budget.**

Supervisor Rickey Venditti expressed that this is a good budget. Our bookkeeper worked very hard on it. The Town was able to stay under the tax cap and sales tax only down around 12% during COVID. Councilman Gerald Klinck commented that every year it is a good budget. Supervisor Rickey Venditti said we will have the South Wales Fire Company's numbers prior for approval and I will write a request for approval at the November meeting. Supervisor Rickey Venditti asked Councilman Donald Butcher when we should have the numbers? Councilman Donald Butcher said usually by November or December. A town resident commented that a donation box for the town park might be an idea. Supervisor Rickey Venditti thanked her for the idea.

**6. Open Committee Reports.**

Zoning-Councilman Gerald Klinck is finished with Aesthetics updates, waiting for the town attorney to write up the local law.

Councilman Daniel Driver would like to propose that we amend the town code at Section 200-36B. of the Town's Zoning Code regarding general standards for special use permits to include another subsection (8) that reads: "impact on the quantity or quality of groundwater available to private water supply wells and/or public water supply

wells.” Or something similar, the zoning committee will review, the board thins it is a great idea.

With no further business at hand, motion duly made by Supervisor Rickey Venditti and Councilman Gerald Klinck to adjourn the meeting at 8:14pm.

Respectfully submitted,

Melinda Eaton, Town Clerk