

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
June 4, 2024**

Members present: Joe Burns, Kane Gascon, Robert Hatch, Michael Grasso
Tim Steves, Laura Michaels and Jay Coates

Members absent:

Also present: Ed Shero, Town Board Liaison
Eric Stowe, Attorney for the Town
Sean Sullivan, Building Inspector

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

R. Hatch made a motion to approve the Town of Wheatland Planning Board minutes from 5/7/2024, seconded by K. Gascon and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -aye
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Gravel Ponds**

The application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for the expansion Phases 9 & 10 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.04-1-10.11 and a small portion of Tax I.D.# 198.04-1-10.12.

Additionally, the application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for expansion Phases 11 & 12 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.03-1-10.2, small portions of Tax ID #198.04-1-2.11 and #198.04-1-10.2.

J. Coates stated that the County Comments have come back, there were no negative comments.

Jack Miller was present to speak to the Board and the Public. The Owners would like to expand. Jack Miller is in the process of selling them 37 acres of land that he had retained from the last land sale. This will be the last phase of expansion for Gravel Ponds. There will be 20 acres of open space with walking trails.

Chairman Coates opened the Public Hearing at 7:25 P.M.

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Section 130-60.B., of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, June 4, 2024** at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main St. Scottsville, NY** to consider the following:

The application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for the expansion Phases 9 & 10 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.04-1-10.11 and a small portion of Tax I.D.# 198.04-1-10.12.

Additionally, the application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for expansion Phases 11 & 12 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.03-1-10.2, small portions of Tax ID #198.04-1-2.11 and #198.04-1-10.2.

All interested parties are asked to attend and be heard or to submit written comment concerning this application. Public access to view files using link:

https://townofwheatland.sharepoint.com/:f/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFIIFxerrUug

Jay D. Coates, Chairman
Wheatland Planning Board
Dated: May 14, 2024

The following comments and concerns were made by the public in attendance:

- **Katherine Maruska**, 374 Belcoda Rd., Scottsville, NY
 - Concerned about the noise and light pollution
 - Concerned about the effects on the water table since everyone has wells and septic
 - Concerned with how this affect the wildlife in the area
 - Increased traffic and speeding issues
 - Wonders how this will impact her property value
 - Stated that she bought home because of the country environment
 - Questioned whether these will be permanent campers
 - J. Miller stated that they would be permanent campers
 - Questioned what the Special Exception use is?
 - J. Coates stated that this is an approved use, the Special Exception is just to make sure all the criteria are met
 - Questioned if others would want campers in their backyard?

- **Joyce Broderik**, 388 Belcoda Rd., Scottsville, NY
 - Concerned about sewer, light pollution and noise pollution
 - Wondered if they can get some of the services that are offered at Gravel Ponds since the residents don't have water, gas, cable or sewer
 - She stated that there is a berm, but she is still able to see the campground and all the things that are piled up behind the campers
 - Wondered about how much privacy they will have once the walking trails are created
 - There is a nice field there now that will be missed when the camp site is constructed

- **Renate Goff**, 1886 Wheatland Center Rd, Scottsville, NY
 - Concerned with the increased traffic
 - Concerned with noise level and loud music

- **John Broderick**, 388 Belcoda Rd, Scottsville, NY
 - Concerns with retention pond affecting their wells
 - Questioned whether these campers will remain seasonal
 - J. Coates stated that the campers will be permanent
 - Questioned where the berm and vegetation line would be behind his home
 - Concerned that the new owners of Gravel Ponds may not be as easy to get along with as Jack Miller
 - J. Coates stated that with a Special Exception there are conditions that are placed upon the approval of the project

- **Kip Finley**, Victory Hill Land Co.

Mr. Finley is representing Henry and Beth Paszko who own property on North Rd.

- Questioned the size of the Pavilion
 - J. Miller stated that it will be 20'x40'
 - He stated that he would like to see more landscaping

- **Brenda Montalbano**, 396 Belcoda Rd, Scottsville, NY
 - Concerned about losing her view
 - Concerned about the upkeep of the area between the berm and Belcoda Rd.
 - J. Coates stated that the berm and landscaping will be looked into as part of the “forever wild”.
 - Traffic and noise concerns

- **Sim Kilpatrick**, 372 Belcoda Rd, Scottsville, NY
 - Concerned about his well

The following letter was received concerning this application:

6/4/2024

To the town of Wheatland,

I am writing to inform you that I am against the expansion of Gravel Ponds which is located at 2329 North Road, Scottsville NY 14546.

Should you have any further questions, please feel free to contact me.

Kevin and Renae Bacanelli-Rolland

1886 Wheatland Center Road

Scottsville NY 14546

585-694-9127

Madarenac@aol.com

The Public Hearing was closed at 8:05 P.M.

The Board will review the plans and comments.

➤ Kingsbury Subdivision

The application of James H Missell & Associates as agents for the Estate of Charles Kingsbury to seek approval for a (2) lot subdivision, separating out existing single family residential use and remaining lands. The property is located at 1472 Wheatland Center Road, 14546 and straddles a CIP and HC Zoning district. The Tax I.D. number is 198.04-1-27.

Jim Missell was present to speak to the Board. He stated that this is a 30 Acre lot that they would like to subdivide into 2 Lots. One lot would be the house, barn and 3 acres of land, the other lot would be the remaining 26 acres of land.

R. Hatch made a motion to set a Public Hearing for the Kingsbury Subdivision for the July 2, 2024, Planning Board meeting. This was seconded by K. Gascon as approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -aye
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

J. Burns made a motion to adjourn the meeting, seconded by R. Hatch and unanimously approved. The meeting was adjourned at 8:27 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
July 2, 2024**

Members present: Joe Burns, Robert Hatch, Michael Grasso
Tim Steves, Laura Michaels and Jay Coates

Members absent: Kane Gascon

Also present: Ed Shero, Town Board Liaison

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

R. Hatch made a motion to approve the Town of Wheatland Planning Board minutes from 06/04/2024, seconded by T. Steves and approved as follows:

Joe Burns – aye
Kane Gascon -absent
Mike Grasso -aye
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Gravel Ponds**

*The application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for the expansion Phases 9 & 10 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.04-1-10.11 and a small portion of Tax I.D.# 198.04-1-10.12.
Additionally, the application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for expansion Phases 11 & 12 of the Gravel Ponds Seasonal*

Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.03-1-10.2, small portions of Tax ID #198.04-1-2.11 and #198.04-1-10.2.

J. Coates stated that the County Comments have come back with very generic comments.

J. Coates stated that he received a letter from the DEC regarding the gas spill in 2019. It stated that it had been removed from the active spill files.

Sound testing will be done in various locations. There will also be lighting evaluations.

➤ **Guthrie Road Subdivision**

This has been tabled. J. Coates stated that the Attorney for the Town has been moving ahead with abandoning the Road.

➤ **Kingsbury Subdivision**

The application of James H Missell & Associates as agents for the Estate of Charles Kingsbury to seek approval for a (2) lot subdivision, separating out existing single family residential use and remaining lands. The property is located at 1472 Wheatland Center Road, 14546 and straddles a CIP and HC Zoning district. The Tax I.D. number is 198.04-1-27.

Jim Missell was present to speak to the Board. He stated that this is a 30 Acre lot that they would like to subdivide into 2 Lots. One lot would be the house, barn and 3 acres of land, the other lot would be the remaining 27 acres of land.

The County Comments were received and were standard comments.

Chairman Coates opened the Public Hearing at 7:07 P.M.

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Sections 116-1 and 116-22 of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, July 2, 2024** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

The application of James H Missell & Associates as agents for the Estate of Charles Kingsbury to seek approval for a (2) lot subdivision, separating out existing single family residential use and remaining lands. The property is located at 1472 Wheatland Center Road, 14546 and straddles a CIP and HC Zoning district. The Tax I.D. number is 198.04-1-27.

All interested parties are asked to attend and be heard or to submit written comment concerning this application. Public access to view files using link:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFI1FxerrUug

Jay D. Coates, Chairman
Wheatland Planning Board

Dated: June 11, 2024

The following comments and concerns were made by the public in attendance:

- ***Dean Kingsbury***, 1753 Scottsville Mumford Rd., Scottsville, NY
 - Mr. Kingsbury stated that he has no issues with this Application, he is a neighbor
 - There was mention of an Indian burial ground on the property
 - This will need to be researched, it is not showing up on the map

Matthew Kingsbury, 1472 Wheatland Center Rd. Scottsville, NY

- Mr. Kingsbury stated that he sees no problem with dividing the property

This application will need to be tabled until the Indian Burial ground can be located on a map.

The Public Hearing was closed at 7:17 P.M.

New Business:

➤ Tackling Subdivision

The application of Schultz Associates as agents for Andrew Tackling to seek approval for a two (2) lot subdivision and Residential Site Plan review. The property is located on Union St., 630 ft. north of North Rd, 14546 and is in an AR-2 Zoning district. The Tax I.D. number is 199.01-1-5.215.

R. Hatch recused himself from this part of the meeting.

Matt Tuttle from Schultz Assoc. was present to speak for the Applicant. This will be a 2-lot subdivision on Union Street, 6 total acres. Each lot will have a house, one lot will be 4 acres, the other 2 acres.

The County Comments were standard.

The Public Hearing was opened at 7:21 P.M.

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Sections 116-1, 116-22 and 130-22.F. of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, July 2, 2024** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

The application of Schultz Associates as agents for Andrew Tackling to seek approval for a two (2) lot subdivision and Residential Site Plan review. The property is located on Union St., 630 ft. north of North Rd, 14546 and is in an AR-2 Zoning district. The Tax I.D. number is 199.01-1-5.215.

All interested parties are asked to attend and be heard or to submit written comment concerning this application. Public access to view files using link:

https://townofwheatland.sharepoint.com/:f/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFI1FxerrUug

Jay D. Coates, Chairman
Wheatland Planning Board
Dated: June 11, 2024

No one was present who wished to speak from the Public.

The Public Hearing was closed at 7:24 P.M.

Review SEQRA Part 2 Tackling Union Street

T. Steves made a motion to declare the application for the Tackling subdivision and site plan approval on Union Street to be an unlisted action under SEQR 6 NYCRR 617.7 and per section 617.20, after review of SEQRA part two short form determines that there are no significant impacts. Seconded by J. Burns, and approved as follows:

Member	Motion	Second	Aye	Nay	Absent	Recused
Joseph Burns		X	X			
Kane Gascon					X	
Mike Grasso			X			
Robert Hatch						X
Laura Michaels			X			
Tim Steves	X		X			
Jay Coates, Chair			X			

J. Burns made a motion to approve the Tackling subdivision and grant preliminary and final site plan approval on Union Street based on the map by Schultz Associates, dated May 23, 2024, Project No. 23.313. Seconded by T. Steves, and approved as follows:

Member	Motion	Second	Aye	Nay	Absent	Recused
Joseph Burns	X		X			
Kane Gascon					X	
Mike Grasso						X
Robert Hatch			X			
Laura Michaels			X			
Tim Steves		X	X			
Jay Coates, Chair			X			

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:32 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
September 3, 2024**

Members present: Joe Burns, Robert Hatch, Kane Gascon,
Tim Steves, Laura Michaels and Jay Coates

Members absent: Mike Grasso

Also present: Ed Shero, Town Board Liaison

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M..

T. Steves made a motion to approve the Town of Wheatland Planning Board minutes from 0702/2024, seconded by R. Hatch and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -absent
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Gravel Ponds**

Tabled

➤ **Kingsbury Subdivision**

Tabled

SHIPO determined that the archeological study would not need to be done at this time since it is a land subdivision. It would be necessary if it was developed.

Monroe County Clerk did not have any information.

➤ **Guthrie Road Subdivision**

Guthrie Road Subdivision

Review SEQRA Part 2

R. Hatch made a motion to declare the application for the Guthrie Stein Farm subdivision on Guthrie Road to be an unlisted action under SEQR 6 NYCRR 617.7 and per section 617.20, after review of SEQRA part two short form determines that there are no significant impacts. Seconded by T. Steves, and approved as follows

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns			x			
Kane Gascon			x			
Robert Hatch	x		x			
Laura Michaels			x			
Tim Steves		x	x			
Jay Coates, Chair			x			

J. Burns made a motion to approve the Guthrie Stein Farm subdivision at Guthrie Road on the map by Arrowpoint Land Surveyors, dated March 11, 2024, as revised on August 19, 2024. Subject to the following conditions.

1. That the hammerhead turnaround required by New York State Fire Code for fire and emergency vehicle access be installed prior to the signing/filing of the subdivision maps.
2. Easements will be granted to the Town of Wheatland for the hammerhead turnaround, easements are subject to review and approval by counsel for the Town.
3. The Town of Wheatland abandons the unused portion of the existing Guthrie Road from the west subdivision boundary to the Livingston County line.
4. In order to comply with the dimensional provisions of the Code of the Town of Wheatland, a 49.5-foot-wide private road be created from the west subdivision boundary to the west boundary of the remaining portion of lands as shown on the subdivision map dated August 19, 2024. Maintenance of the private road shall be the responsibility of the owners of 256 Guthrie Road, 257 Guthrie Road and the remaining portion of the parcel 209.03-1-3
5. Easements for access to the private road shall be given to all three lots; 256 Guthrie Road, 257 Guthrie Road and the remaining portion of the parcel 209.03-1-3 and a driveway agreement be created and recorded.

Seconded by, R. Hatch and approved as follows:

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns	x		x			
Kane Gascon			x			
Robert Hatch		x	x			
Laura Michaels			x			
Tim Steves			x			
Jay Coates, Chair			x			

New Business:

➤ 2100 Wheatland Center Road, Lot line adjustment

This went to the Zoning Board on August 6th for a Variance and are now seeking approval from the Planning Board for a minor subdivision.

County Comments have not been received.

K. Gascon made a motion to waive the Public Hearing, seconded by R. Hatch and passed as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -absent
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

➤ 53 & 41 Dakin Street Subdivision

R. Hatch recused himself since he is representing the Applicant.

R. Hatch stated that two neighbors would like to subdivide the land locked parcel in the rear of their property and then combine with the existing 2 lots.

The County Comments have not been received.

K. Gascon made a motion to waive the public hearing, seconded by T. Steves and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -absent
Laura Michaels -aye
Robert Hatch - recused
Tim Steves -aye
Jay Coates -aye

Future Business:

- Two new solar farms.

L. Michaels made a motion to approve the Master Plan being forwarded to the Town Board, seconded by J. Coates and passed as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -absent
Laura Michaels -aye
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

T. Steves made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
October 1, 2024**

Members present: Joe Burns, Robert Hatch, Kane Gascon, Mike Grasso, Tim Steves, Jay Coates
Tim Steves, Laura Michaels-arrived late

Members absent:

Also present: Ed Shero, Town Board Liaison
Eric Stowe, Attorney for the Town

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M..

T. Steves made a motion to approve the Town of Wheatland Planning Board minutes from 09/03/2024, seconded by R. Hatch and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -abstain
Laura Michaels -absent
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Gravel Ponds**

Tabled

The sound study was received, the information will need to be reviewed.

➤ **Kingsbury Subdivision**

Review SEQRA Part 2

R. Hatch made a motion to declare the application for the Kingsbury subdivision at 1472 Wheatland Center Road to be an unlisted action under SEQR 6 NYCRR 617.7 and per section 617.20, after review of SEQRA part two short form determines that there are no significant impacts. Seconded by T. Steves, and approved as follows:

Member	Motion	Second	Aye	Nay	Absent	Recused
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch	X		X			
Laura Michaels					X	
Tim Steves		X				
Jay Coates, Chair			X			

J. Burns made a motion to approve the Kingsbury subdivision at 1472 Wheatland Center Road based on the map by James H. Missel and Associates, dated May 18, 2022.

Subject to the following conditions:

1. That the Town Mine Subsidence notice be placed all maps, and
2. A note be placed on the map that the parcel spans two different zoning districts uses may be limited and subject to obtaining a variance from the Zoning Board of Appeals,
3. That a note be placed on the map and that prior to any construction or site plan there be archaeological review done by the New York State office of Parks, Recreation and Historical Preservation.

Seconded by K. Gascon and approved as follows:

Member	Motion	Second	Aye	Nay	Absent	Recused
Joseph Burns	X		X			
Kane Gascon		X	X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels					X	
Tim Steves			X			
Jay Coates, Chair			X			

➤ 2100 Wheatland Center Road, Lot line adjustment

R. Hatch made a motion to declare the alteration of lot line for the Luther 2100 Wheatland Center Road and 1763 South Road re-subdivision to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need to review, seconded by T. Steves and approved as follows:

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch	X		X			
Laura Michaels			X			
Tim Steves		X	X			
Jay Coates, Chair			X			

R. Hatch made a motion to approve the lot line alteration for the Luther 2100 Wheatland Center Road and 1763 South Road re-subdivision based on the map by Land Tech Surveying and Planning P.L.L.C., dated January 29, 2024. Seconded by T. Steves and approved as follows:

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch	X		X			
Laura Michaels			X			
Tim Steves		X	X			
Jay Coates, Chair			X			

➤ **53 & 41 Dakin Street Subdivision**

The County Comments have been received, with nothing to note.

J. Burns made a motion to declare the alteration of lot line for the Bennett-Morgan 53 & 41 Dakin Street re-subdivision to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need to review, seconded by K. Gascon, and approved as follows

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns	X		X			
Kane Gascon		X	X			
Mike Grasso			X			
Robert Hatch						X
Laura Michaels			X			
Tim Steves			X			
Jay Coates, Chair			X			

T. Steves made a motion to approve the lot line alteration for Bennett-Morgan 53 & 41 Dakin Street re-subdivision based on the map by Schultz Associates., dated August 19, 2024. Project 24-223. Seconded by J. Burns and approved as follows:

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns		X	X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch						X
Laura Michaels			X			
Tim Steves	X		X			
Jay Coates, Chair			X			

New Business:

➤ North Rd Hewitt Krenzer Solar

Matt Vanderbrook, from Green Spark Solar, was present to address the Board. They are proposing a 6.5 MW project at the Good Living properties on North Rd. It would be a 26-acre array that would be accessed from Scottsville Chili Rd.

J. Coates stated that this is a 4-lot subdivision which is not being shown on the maps that were submitted. He also stated that the calculations of the property lot sizes are incorrect on the map.

J. Coates also stated that this is not applicable with our code, there is no green space and there are plans to take trees down.

It was also stated that they have not submitted a complete application.

Future Business:

None

There will be no work session for October.

R. Hatch made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
December 3, 2024**

Members present: Robert Hatch, Kane Gascon, Mike Grasso, Tim Steves, Jay Coates
Laura Michaels

Members absent: Joseph Burns

Also present: Ed Shero, Town Board Liaison
Eric Stowe, Attorney for the Town

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

M. Grasso made a motion to approve the Town of Wheatland Planning Board minutes from 10/01/2024, seconded by R. Hatch and approved as follows:

Joe Burns – absent
Kane Gascon -aye
Mike Grasso -aye
Laura Michaels -abstain
Robert Hatch - aye
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Gravel Ponds**

Tabled

The sound study was received, the information will need to be reviewed.

➤ **North Rd Hewitt Krenzer Solar**

Green Spark Solar is proposing a project on a Subdivided parcel of 36.62 acres. There will be a 2.2-acre easement through Scott Krenzer's property to the North for the access road. The size of the array is 3 MW DC and 2.225 MW AC. The Greenspace is 65%. There will be vegetative screening that will be 4 ½ feet tall. There was discussion on safety protocols.

J. Coates stated that there have been issues with vegetation at the other sites. He stated that using high fences works better for shielding.

Future Business:

None

Tim Steves has resigned effective 12/31/2024. Jay Coates thanked him for his service on the Planning and Zoning Board.

There will be no work session for December.

T. Steves made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Renee Smith