

**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