

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
February 5, 2025**

Members present: Joe Burns, Robert Hatch, Mike Grasso, Eric Stein  
Kane Gascon and Jay Coates

Members absent: Laura Michaels

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 1/7/2025, seconded by J. Burns and approved as follows:*

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

**Old Business:**

➤ **Gravel Ponds**

R. Hatch made a motion to approve this as an unlisted action under SEQR, seconded by J. Coates, and passed as follows:

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

**MOTION: Draft 01/28/2025**

**TOWN OF WHEATLAND PLANNING BOARD  
GRAVEL PONDS CAMPGROUND  
SPECIAL EXCEPTION MODIFICATION APPROVAL**

**February 4, 2025**

**WHEREAS** The Town of Wheatland Planning Board (Planning Board or Board ), received an application from Gravel Ponds Campground, SPE LLC for a, modification and expansion of an Existing Special Exception Use and Site Plan for a Seasonal Recreational Campground for Gravel Ponds Sport Fishing and Recreation (DBA) commonly known as Gravel Ponds Campground (Campground) The application for this project also requests and requires the Planning Board grant a special exception under Town of Wheatland Code§ 130-62(V) for the project; and grant a combined preliminary site plan and final site approval for the project, and

**WHEREAS** this application in summary requests the 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 seeks 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, and

**WHEREAS** The Planning Board has heard several applications regarding this entire project, dating back to 5<sup>th</sup> day of November 1997. In the application of the 5<sup>th</sup> of November 1997 and in several subsequent actions approved, modified and expanded the Special Exception Use and site plans for a Seasonal Recreational Campground known as the Gravel Ponds Campground. These prior actions are summarized in Attachment A, Gravel Ponds Summary of Approvals and Conditions, which is attached to this approval, and **WHEREAS** the Planning Board continues its policy with this motion to consolidate the prior approvals and incorporate any additional modifications and approvals into a comprehensive plan for the entire campground to

eliminate any confusion that may result because of the numerous applications and decisions affecting the campground, and

**WHEREAS** Gravel Ponds Campground is located at 2329 North Road Scottsville, New York 14546 and consists of several parcels owned by Gravel Ponds Campground, SPE LLC and Gravel Ponds SPE II LLC. The Gravel Ponds Campground is located on the following parcels identified by their respective tax account numbers;

Tax Id. 198.04-1-2.11, Lot R1-B, 54 acres, 2329 North Road, Gravel Ponds Campground, SPE LLC,  
Tax Id. 198.03-1-10, 82.016 acres, North Road, Gravel Ponds Campground, SPE LLC,  
Tax Id. 198.04-1-10.2, 9.64 acres, North Road, Gravel Ponds Campground, SPE LLC, and Tax Id. 198.04-1-10.12, 30.53 acres portion, Tax Id. TBD, Lot 2, Scottsville Mumford Road, Gravel Ponds Campground, SPE II LLC

**WHEREAS** this application is for the final phases of the Campground:

Special Exception Use and Site Plan approval for the expansion Phases 9 (78 units) & 10 (92 units) 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 seeks Special Exception Use and Site Plan approval for expansion Phases 11 (72 units) & 12 (52 units) 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, and

**WHEREAS** The Planning Board, as authorized under the Code of the Town of Wheatland, held a public hearing on the 4th day of June 2024 to obtain public input, regarding the Gravel Ponds Campgrounds application to seek approval for modification and expansion of an Existing Special Exception Use and Site Plan for a Seasonal Recreational Campground. The application for this project also requests and requires the Planning Board grant a special exception under Town of Wheatland Code § 130-10 Residential Uses (7), §130-10 Business Uses (8) and §130-62(V) Special Exception Uses for the project; preliminary site plan and final site approval for the project, and

**WHEREAS** prior to this motion the Planning Board determined under a separate resolution on the 4th day of February 2025, a SEQRA Resolution - Negative Declaration, under the New York State Environmental Review Act, after having reviewed and analyzed an SEAF Part 1, 2 with attachments, wherein this action was classified as an unlisted action pursuant to 6 NYCRR, Part 617, the implementing regulations of the New York State Environmental Quality Review Act ("SEQRA") under Article 8 of the Environmental Conservation Law. The Planning Board on February 4, 2025, made a separate resolution which found that there is no significant adverse environmental impact regarding the special exception modification which included an updated site plan or and accordingly made a negative declaration, and

**WHEREAS** regarding this most current application, the Board reviewed all information provided, addressed public comments, referred to and reviewed the Town's engineer's report and comments and referred to and reviewed the County of Monroe comments. This decision is based upon all the above documents, any specifications and information submitted including all plans, drawings and other documents pertaining hereto, which are incorporated into this decision and are deemed effective and binding on the applicant and any successor to the applicant, and

**WHEREAS** the Planning board reviewed the previous special exception, special exception modifications and site plan approvals as summarized in Attachment A, and

**WHEREAS** the Town of Wheatland Planning Board has requested an updated Master and Site Plan for this project and reviewed the updated Master/Site Plan submitted, which is attached to this motion, and

**WHEREAS** the Board in the course of its deliberations and analysis, consulted the Town of Wheatland Comprehensive Master Plan (Master Plan), which Master Plan has specified goals and placed a high priority on reclaiming previously mined portions of the Town which includes this property, which was previously mined has been successfully reclaimed, and

**WHEREAS** this property is within the mine subsidence overlay district, which according to the Town of Wheatland Code, has specific requirements for the use of property in the mine subsidence overlay district. This Planning Board specifically finds that this special exception use has low impact in that regard and the Owner has complied with Town requirements as set for in the Town of Wheatland Code, and

**WHEREAS** the Boards finds that the reclamation of this historically mined property to a seasonal recreational campground has been a benefit to the community and Town, and in the keeping with the Town's Master Plan, and

**WHEREAS** prior reviews and approvals, mentioned in Attachment A have consistently found benefits to the development of the campground area for the Town, and

**WHEREAS** at the public hearing on the 4<sup>th</sup> day of June 2024, the Planning Board received written input from residents. In addition, the Planning Board received additional public input regarding this project, and

**WHEREAS** the Planning Board received the following comments regarding this application and addressed such comments as follows;

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 affects the wildlife in the area

Increased traffic and speeding issues

Impacts on property value

**NOISE.** During the public hearing there were concerns raised about noise. At the hearing and in subsequent public comments it was stated the campground has strict noise, and quiet time rules with the only permitted fireworks event being for the 4<sup>th</sup> of July holiday. The Board recognizes that the 4<sup>th</sup> of July event is a well-known planned community event that is regulated by the Town permitting process. The Planning Board also requested that sound readings be taken and analyzed. In July 2024 there were sound readings taken over three days at five different locations at various times during the days. The information was analyzed by SLR Engineering, Landscape, Architecture and Land Surveying, P.C. in a report dated September 24, 2024. The sound levels were consistent with levels in residential areas and with some brief impacts from vehicular traffic.

**LIGHT IMPACT.** There is no street lighting in this campground, overhead lights are found near the main assembly area and are dark sky compliant. There would be some lights from vehicles which would be equivalent to the surrounding residential areas.

**WATER TABLE IMPACTS.** All lots have Monroe County Department of Health approved holding tank systems. Common bathrooms and laundry facilities have approved septic systems. Water for the project is from a municipal public water supply. There are several existing large bodies of water, and this project will add three small retention ponds. There should be minimal impact on the water table.

**WILDLIFE.** The proposal includes a 23-acre green and open space along with berms and trails, and the seasonal nature of the campground should give areas for wildlife to coexist.

**INCREASED TRAFFIC AND SPEEDING ISSUES.** This campground is served by major New York State route and Monroe County Roads. Monroe County did not raise any traffic concerns in its comments dated May 20, 2024.

**IMPACTS ON PROPERTY VALUES.** There has been no evidence presented that there has been a negative impact on property values in the general area. In fact, property values and home sales have in recent times shown a significant increase in value and price.

**WHEREAS,** It has been long standing policy of the Planning Board to preserve natural trees, woodlots and vegetation and consider visual impacts. The applicant engaged a registered landscape architect to review visual screening options and mitigate potential visual concerns expressed to the Planning Board. There is an existing berm and trees along Scottsville Mumford Road. This proposal will add a berm along Wheatland Center Road and along a portion of Belcoda Road. Tree plantings will be done to the north along Phase 9. There will also be a portion of open and green space preserved along the western portion of the property near Belcoda Road with separation from the rear lot lines on Belcoda Road. Upon thorough review the Planning Board determines these to be the best options.

**WHEREAS** Phase 8 added the second access driveway satisfying the previous special exception condition and improves access for emergency vehicles and vehicular traffic, and

**WHEREAS** this approval will place approximately twenty-three (23) acres into a conservation easement that will be dedicated to preserving green and open space.

**WHEREAS** the applicant has offered and agreed to abide by the terms and conditions of this resolution and the finding contained or referenced herein are binding upon the applicant, its successor or assigns.

**NOW THEREFORE BE IT RESOLVED**

That the Town of Wheatland Planning Board approves Gravel Ponds Campground's application for a modification and expansion of an Existing Special Exception Use subject to the conditions contained herein, and

That the Planning Board approves Gravel Ponds Campground's updated Master/Site Plan dated February 2024, which includes and incorporates any prior applications before the Planning Board except as noted in the conditions set forth herein, and

The Phase 10 area listed on the February 4, 2024 site plan as "proposed mini golf, ice cream, fast food service and shower building" is not approved at this time. A separate site plan and special exception application is required for this area, and

These approvals shall be considered Phases 9, 10, 11 and 12 of the seasonal campground development, and These approvals satisfy and supersede all other conditions detailed in previous approvals, and

**BE IT FURTHER RESOLVED THAT**

The special exception and site plan are subject to the following conditions:

1. This is a Seasonal Outdoor Recreational Campground. Admission to the Campground is by membership and guests of members only.
2. The Campground has a restaurant located on it open to the public. This resolution does not limit public access to the restaurant.
3. The Campground will be open for seasonal camping and member activity from May 1 – Nov. 15 only. This in no way limits year-round activities including but not limited to maintenance, improvements, construction, upkeep, and the use of the caretaker building which may be occupied 12 months a year.
4. Use of the Campground is determined by Gravel Ponds and falls into four general types:
  - a. Social members- who use the facility between the hours of 5:30 A.M. and 10:30 P.M.
  - b. Regular members- Short-term overnight campers which will use short term electric/rustic sites, a total of 118 sites as marked on site plan map dated February 2024. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service.
  - c. Semi-Permanent Members- a 30-day term with a 30-day minimum with a maximum of 1 year membership these will use short term electric/rustic sites.
  - d. Permanent Member- Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 625 permanent seasonal sites as marked on map dated February 2024, equipped with water, electric, telephone and cable hook-up and sanitary holding tanks. While such sites are called permanent, all registered RV and trailer type vehicles and any accessory items will remain fully portable and may be stored on sites from Nov. 15 - May 1 but not occupied. Permanent sites may have a shed. Sheds must have a building permit be a maximum size of size of 8 x 10 feet with optional 3-foot overhang for a total of 104 sq. ft. and meet setback requirements.
5. Gravel Ponds will furnish the Town copies of all necessary health and sanitary permits which will be verified by the Building Inspector annually.
6. The Town Building Inspector shall be provided with a current set of Campground Rules and Regulations and informed of any modification of the rules and regulations.
7. There are no limits on the number of persons on site – special events will continue to require an Operating Permit from the Town of Wheatland.
8. Camping units, as defined in 7 NYCRR 7-3.1, must be 10 feet apart. Two units may be parked nose to tail with a walk thru space between them. This does not apply to seasonal storage of units in a storage area.
9. Second access driveways, approved in 1997 from Scottsville Mumford Road and proposed in 2003 in Phase 5 and 6, had access and security issues. A second access driveway was included in this phase 8 of the project with access via a secured gate from North Road and will be used for access to Phases 9, 10 and emergency access.
10. Compliance with the New York State Department of Health regulations and permits.
11. Compliance with the New York State Fire Code for open burning, recreational fires, and portable outdoor fireplaces.
12. It has been noted Phase 6 was not approved. This approval supersedes any previous proposal for a Phase 6. Phase 6 is cancelled.
13. A conservation easement shall be granted to the Town of Wheatland for the open and green space area as shown on the site plan.
14. A comprehensive review of all previous actions and conditions was conducted. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>	<b>Absent</b>
Joseph Burns			X				
Kane Gascon			X				
Mike Grasso			X				
Robert Hatch	X		X				
Laura Michaels							X
Eric Stein			X				
Jay Coates, Chair		X	X				

**ATTACHMENT A**  
**GRAVEL PONDS SUMMARY OF APPROVALS AND CONDITIONS**  
**November 5, 1997**

Original Special Exception Use Permit Requested – “Gravel Ponds Recreational Facility”

- Motion to waive public hearing NOTE PUBLIC HEARING HELD 10/7/1997
- List of Rules and Procedures given made part of minutes
- Preliminary Site Plan Approval granted “with conditions”
- Final Site Plan approval with conditions (*see note below*)
- Motion to waive address code for church
- Motion to grant Special Exception Use

Note- the conditions referenced in the motion appear to be from the minutes and discussion -maximum of 300 people, 14 “Rules”, site map shows a second exit onto Scottsville Mumford 40-50 campsites (see 10/7/97 minutes) and 11/5/97 minutes state rule and procedures to be submitted and be made part of minutes. Public hearing was held on 10/7/97 although minutes of 11/5/97 say public hearing waived

New Business- Subdivision VJ Enterprises convey parcels from Damico to Millers. Motion to waive public hearing, motion for preliminary site plan approval, and motion approved for final site plan approval.

**December 7, 1999**

Proposal for three bedrooms caretaker facility based on map submitted 11/12/1999 for use May 1- November 15. Discovered trailers being stored on facility would require special exception to store trailers and could be considered mobile home park need opinion letter from attorney. Motion for preliminary and final site plan approval with condition that map be submitted for structures and campsites. Also, would like a copy of contract for sanitary removal.

**January 18, 2000**

Updated map received and reviewed. Discussion concerning mobile home park and a recreational facility. Building inspector recommended updating special exception use with specific conditions

**February 1, 2000**

Phase 2- Special Exception Use for Operation of Outdoor Recreation Area requested. Increase 8 Permanent Sites to 25 Sites total of 33.

- Public Hearing held.
- Motion for preliminary and final site plan approval
- Special Exception Use discussion, no one on site Nov 15 -May 1, discussion on sheds- would need permit and meet setbacks, rules and reg reviewed and revisions requested,
- Special Exception Use Permit granted with the following conditions:
  1. Admission to the facility is by annual membership only and not open to the general public.
  2. The facility will operate from May 1 – Nov. 15 only.
  3. Use of the facility will fall into three general types:

- a. Day Campers which will be use the facility between the hours of 5:30 A.M. and 10:30 P.M.
  - b. Short-term overnight campers which will use 118 sites with limited facilities, as marked on site plan map dated 1-26-00.
  - c. Longer term campers shall be DMV registered RV type vehicles which will use 33 permanent seasonal sites as marked on map dated 1-26-00, equipped with water, electric, telephone and cable hook-up and sanitary holding tanks. While such sites are called permanent, all registered RV type vehicles and any accessory items will remain fully portable and may be stored on sites from Nov. 15- May 1 but not occupied. Storage sheds are limited to a maximum of 64 sq. ft. with permits obtained through the Building Inspector's office.
4. Prior to opening on May 1 each year, Gravel Ponds will furnish to the Town copies of:
- a. All insurance policies
  - b. Copy of contract for waste and sanitary disposal
- \*In addition, all necessary health and sanitary permits will be verified by the Building Inspector annually.
5. It is intended that all rules and regulations dated 1-1-2000 contained in the membership contracts be part of this permit.
6. It is acknowledged that the current site plan map dated 1-26-00 is considered final and any changes or additions will be presented to the Building Inspector's office for review.

#### **October 2, 2001** –

Phase 3- Amendment to a permitted Special Exception Use, phase 3 conversion of temporary sites to permanent sites. Taking 26 temporary sites and converting them to 20 permanent (total of 53 permanent sites).

The motion to grant a negative declaration and amendment to the Special Exception Use was approved with the following conditions:

1. Continued coordination and annual permitting with County Health for temporary residency, water supply and septic system and maintaining existing Town of Wheatland use conditions approved with the initial special use permit.

#### **April 2, 2002**–

Phase 4 Amendment of Special Exception Use to add 45 additional rustic campsites. In the last year 44 sites were lost due to construction, driveways, some permanent sites, etc. Located on the far southwest portion of recently purchased property.

- A public hearing held concerns voiced about noise and looking like mobile home park. Environmental Board had concern about the number of restrooms.

MEETING DISCUSSION- concerns about “rustic campsites”- they are defined as having electric (eventually), campfire pit, picnic table and water. Concerns about sites becoming permanent – sites are not large enough and would not have septic where permanent sites have septic. Agreed to put row of trees up along a 60 strip behind properties to address noise issues. No more building until Phase 5 master plan (add 45 additional rustic camp sites, total of 182 sites).

- A motion was granted to amend the Special Exception Use permit for Gravel Ponds Campground to add the Phase 4 camp sites 45 rustic sites which in additional also adds a net increase of 35 sites to an already approved 151 sites for a total number of 182 maximum sites for the campground with the condition that no more applications for improvements that increase usership will be entertained until a complete Master Plan and environmental assessment has been performed.

#### **December 7, 2002**

Meeting Discussion of “plan” it appears that the Board was given a site plan Dated 12/2/2002 and that was considered the Master Plan, although no motions made.

#### **February 4, 2003** –

Phases 5 and 6 extension of phase 5 and 6 and to include more permanent sites and a golf course.



Public Hearing Held – comments on tree line, exits on Belcoda and driveway – tree line to stay and driveway emergency access only.

- Motion to grant preliminary special exception approval for phases 5 and 6
- Motion to grant preliminary site plan approval for phase 5

**March 4, 2003**- NYDEC will require stormwater permit for golf course construction. County comments portion has wetlands (July 2002 report determined not regulated) Comments on road access- to be addressed during Phase 6 golf course. 3-year timeline to complete 35-50 sites a year.

- Motion for Negative Declaration for Phase 5
- Motion to grant final special exception approval for 131 permanent campsites, including mini-golf, restaurant service and recreation hall for proposed golf course
- Motion to grant final site plan approval for Phase 5 includes 131 permanent campsites and includes miniature golf course, but excluding proposed restaurant, recreation/service and recreation building. Site Plan condition of Monroe County approval of the emergency driveway.

**January 22, 2007** - Letter to T. Rech asking to increase shed size from 64 sq.ft. to 8 ft. x 10 ft. with an optional 3-foot overhang for a total of 104 sq.ft.

**February 6, 2007** – Motion passed to approve shed size.

**August 1, 2007** - Master Plan updated sent directly to T. Rech

**December 7, 2010** – Application for additional accessory building to replace seasonal tent being used 108 ft. x 60 ft. with sprinklers – states was previously approved “change of location for approved recreation hall”

**January 4, 2011** – Special Exception Use Modification, the change of location for construction of an approved recreation hall.

Motion for negative declaration- passed.

A motion was approved and granted for a proposed modification to the existing permit for Gravel Ponds to relocate the existing pavilion (20 x 40) and installation of new building (60 x 108) with a condition that a dry hydrant be installed.

**January 5, 2021** – Damico Resubdivision. Resubdivision approved for a (2) lot subdivision to create a separate 2-acre lot for an existing house and accessory structures on the frontage parcel. The property is located at 2393 North Road and is in an AR-2 Zoning District. The Tax I.D. number 198.03-1-10 is the remaining lot 82 acres.

**January 5, 2021**- Campground subdivision. A subdivision approved on a portion of current Tax I.D. #198.04-1-10.1 subdividing it into 2 lots: Lot 1 will be approximately 54 acres and Lot 2 will be just over 12 acres. This would allow a potential 49 new campsites on Lot 2.

**June 15, 2021**- Special Exception Use Modification. Approved Phase 7 of the seasonal campground development Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception there will be 49 new sites.

Approved the preliminary and final site plan for Gravel Ponds Campground Subdivision dated January 2020 Drawing Numbers 201011GP1 and 201011UP1 subject to the conditions.

A total of 118 sites as marked on site plan map dated June 2, 2021. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service. Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 243 permanent seasonal sites as marked on map dated June 2, 2021, equipped with water, electric, telephone and cable hook-up and sanitary holding tanks.

A comprehensive review of all previous actions and conditions was conducted. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

**April 12, 2023**- application received for modification to special exception use for pool and store area improvements and a new campground area known as phase 8. The campground had been purchased by Gravel

Ponds SPE LLC, phase 8 would consist of a 30 acres expansion including 88 new sites, a shower building, playground, two pavilions, roads and a second entrance/exit for the campground. There would be an additional dry hydrant and lockbox for emergency access. The area would be a “rural woodsy setting” for the sites with as much foliage and trees maintained as possible.

On May 2, 2023, a public hearing was held, input was received from the public. The Planning Board directed a review of elevations and additional information.

On June 6, 2023, the Planning Board reviewed 28 additional letters and emails all in support of the project. The Board reviewed a landscape and visual shielding layout submitted by the applicant with a presentation and discussion with the applicants’ landscape architect. The Towns engineer comments were minor and were reviewed. County comments were reviewed.

During the final project review it was found that the January 5, 2021, subdivision approval was different from the June 2021 filed subdivision map. The applicant requested that the Planning Board modify the lot lines of the Gravel Ponds Subdivision that was approved on January 5, 2021, to reflect subdivision lines as shown on the November 2020 subdivision map that was signed by all interested parties and filed in the Monroe County Office on June 24, 2021 in Liber 363 of Maps page 17 and that the Board waive a Public Hearing as permitted by the Town Code for a simple modification of lot lines.

On July 5, 2023, the Planning Board reviewed the request for a resubdivision under 116-5 as a lot line modification. The Board voted to waive a public hearing, determined this was a Type II action under 6NYCRR 617.5 (c) (16) granting of individual setback and lot line variances and adjustments and approved the lot line adjustment.

**August 1, 2023**, Special Exception Use Modification.

Motion for negative declaration- passed.

Approved Phase 8 of the seasonal campground development Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception motion and granted for a proposed modification to existing permit

Approved Gravel Ponds Campground’s updated Master/Site Plan dated July 31 2023, which includes any prior applications before the Planning Board except as noted in the conditions .

A total of 118 sites as marked on site plan map dated July 31, 2023. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service. Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 331 permanent seasonal sites as marked on map dated April 2023 equipped with water, electric, telephone and cable hook-up and sanitary holding tanks.

Updated the comprehensive review of all previous actions and conditions. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

**April 17, 2024**- application received for additional four phases of build out. The application requests the 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 on the east side of the development.

Additionally, the application seeks 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 on the west portion of the campground.

On June 4, 2024, a public hearing was held, and input was received from the public. The Planning Board directed a review of sound levels and requested additional information.

**February 4, 2024**

Motion for negative declaration- passed.

Approved Phases 9-12 of the seasonal campground development Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception motion and granted for a proposed modification to existing permit.

- Total # of permanents before starting phase 9 - 331
- Number of units in phase 9 – orange 78
- Number of units in phase 10 - pink 92
- Number of units in phase 11 - blue 72
- Number of units in phase 12 - green 52
- Total number of permanents when completed- 625
- Total number of short term units - 118

The Phase 10 area listed on the February 4, 2024 site plan as “proposed mini golf, ice cream, fast food service and shower building” is not approved at this time. A separate site plan and special exception application is required for this area

Approved Gravel Ponds Campground’s updated Master/Site Plan dated February 2024, which includes any prior applications before the Planning Board except as noted in the conditions.

A total of 118 sites as marked on site plan map dated February 2024. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service. Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 625 permanent seasonal sites as marked on map dated February 2024 equipped with water, electric, telephone and cable hook-up and sanitary holding tanks.

Required a conservation easement be made to the Town for the green and open space.

Updated the comprehensive review of all previous actions and conditions. A summary of all conditions was done and made part of the motion, and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

**➤ 962 North Road and 1987 Scottsville Chili Road, Adria North Subdivision**

J. Coates made a motion to declare the alteration of lot line for the 962 North Road and 1987 Scottsville Chili Road, Adria North Subdivision re-subdivision to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need to review, seconded by J. Burns and approved as follows

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Joseph Burns		X	X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels						X
Eric Stein			X			
Jay Coates, Chair	X		X			

J. Coates made a motion to approve the lot line alteration for the 962 North Road and 1987 Scottsville Chili Road, Adria North Subdivision re-subdivision based on the map by Arrowhead Associates, dated November 20, 2024 Project 24-0430. Seconded by, Eric Stein and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels						X
Eric Stein		X	X			
Jay Coates, Chair	X		X			

➤ **1963 and 2083 Wheatland Center Road, Howlands South Subdivision**

J. Coates made a motion to declare the alteration of lot line for the 1963 and 2083 Wheatland Center Road, Howlands South Subdivision re-subdivision to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need to review, seconded by R. Hatch, and approved as follows

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch		X	X			
Laura Michaels						X
Eric Stein			X			
Jay Coates, Chair	X		X			

J. Coates made a motion to approve the lot line alteration for the 1963 and 2083 Wheatland Center Road, Howlands South Subdivision re-subdivision based on the map by Arrowhead Associates, dated December 5, 2024 Project 23-0230. Seconded by J. Burns, and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Joseph Burns		X	X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels						X
Eric Stein			X			
Jay Coates, Chair	X		X			

**New Business:**

## ➤ **Sabin/Travertine Site Plan**

This is a 15-acre parcel that Travertine will be leasing from Sabin. The building is a 3,000 square foot pole barn that is insulated and will house equipment. They will be using a construction style trailer for 2-4 employees with offices and labs. There will also be an external concrete pad.

Travertine is a company from Colorado that is working on commercializing a process to recycle gypsum waste into sulfuric acid and taking CO2 from the atmosphere and making a solid mineral. Sabin will be using sulfuric acid in their metal recycling process.

The FEMA map showed the flood line going up onto the Sabin property. T. Rech is the Flood Plain Administrator, so they are working with him to determine if this is actually in the Flood Plain.

County Comments were received stating there was nothing of concern.

The Board has no concerns.

T. Rech will need to write a statement for the Flood Plain for SEQ. R.

### **Future Business:**

None

- There will be no work session

R. Hatch made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:55 P.M.

Respectfully submitted,

Renee Smith