

**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