

MINUTES OF MEETING
TOWN OF WHEATLAND PLANNING BOARD
September 6, 2011

Members present: Don Woerner, Robert Hatch, Michael Grasso,
Randy Dawley, Debra Stokoe

Member absent: Jay Coates

Also present: Ed Shero, Town Councilperson

Mr. Woerner called the meeting to order and asked for any changes/corrections to the minutes of August 2, 2011.

Mr. Grasso had one correction on page two under Sabin Metal. Second sentence should read "He reported that Sabin has 1000 yds. of material built up on the property and would like to dispose on another part of land".

Mr. Hatch had one correction under Item 4. Mr. Collins purchased (48 acres) not 170+ acres.

There being no further changes Debra Stokoe made a motion to approve the minutes of August 2, 2011 as corrected, seconded by Randy Dawley and unanimously passed.

FIRST ORDER OF BUSINESS: *The application of Sabin Metal Corp.,
1647 Wheatland Center Road, Scottsville
for a fill permit (C & D) of on site
construction materials. Subject parcel is
located north of Ebsary Road and west of
Wheatland Center Road. Tax ID #198.04-1-23.*

Mr. Woerner explained the procedure for a public hearing. At this point, he opened the public hearing.

- 1) Howard Offen
Wheatland Center Road

Mr. Offen would like the dump site to be moved to another area that is not directly in front of his house. He suggested several other areas.

2) Shirley Offen
Wheatland Center Road

Mrs. Offen said her son wanted to buy property from Sabin 15 years ago and they were told that the previous C & D Site was contaminated with asbestos and cyanide therefore they are concerned that they will try to do the same thing as before. She also complained about all the truck traffic.

Mr. Woerner said that the truck traffic is not pertinent to this application.

Mr. Offen said they have a rain of brown spots all over their house and yard that he feels is from Sabin Metal.

No one else from the public wished to speak therefore Mr. Woerner closed the public portion of the meeting. He then asked the board if they had any comments.

Mr. Dawley asked who told them that the site was contaminated with asbestos. Mrs. Offen said she would get the information to him. Mr. Mike Hubbard, Environmental Engineer for Sabin said the material has been tested and it is strictly soil, gravel and concrete. The test came back clean.

Mr. Hatch asked once you strip off topsoil will silt be contained and will there be a catch fence at the base of the area. Mr. Vesa said the contractor would take care of it.

Mr. Dawley asked once the site is covered back up will it be hydro-seeded and covered with straw. Mr. Vesa said it would be taken care of.

Mr. Grasso said the material is from road work only and it is not building material.

Mr. Hatch asked if they would be willing to look at other sites such as north of roadway or west of previous sites. Also could the board receive a copy of the lab report. The board would also like to look at the site map.

There being no further discussion Debra Stokoe made a motion to table the application for a fill permit for Sabin Metal to September 20, 2011, seconded by Mr. Dawley and passed as follows.

Randy Dawley - aye
Debra Stokoe - aye
Robert Hatch - aye
Mike Grasso - aye
Donald Woerner - aye

SECOND ORDER OF BUSINESS:

***The application of Paul E. Stein and Sons, LLC,
112 Wheatland Center Road, Caledonia, NY
for a two lot subdivision (69 acres and 182 acres).
Subject parcel is located north of North Road
West of Mumford Road and south of the NYS
Thruway. Tax ID# 197.02-1-1.***

Mr. Kevin O'Donoghue was present. The Stein family is separating 69 acres from the 250.4 acre farm they purchased in 2010. Portions of the 69 acre parcel are wooded and very wet and cannot be used as crop land. The intent of the buyer is to be able to use this land to have a place to hunt. The remainder of the property would still be used as farming.

There were no public comments. The County comments have not been received yet. Mr. Woerner indicated that this would be an unlisted action. Mr. Woerner went through the environmental checklist and it was determined that there aren't any environmental concerns. Therefore the following motion was made:

Mike Grasso made a motion to grant a negative declaration to Paul E. Stein and Sons Mumford Road for a two lot subdivision based on the review of the facts previously outlined that it would not have a negative impact on the environment, seconded by Debra Stokoe and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Robert Hatch - aye
Mike Grasso - aye
Donald Woerner - aye

Robert Hatch made a motion to grant preliminary and final approval to Paul E. Stein and Sons Mumford Road for a two lot subdivision based on the revised map dated 8/1/11, seconded by Debra Stokoe and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Robert Hatch - aye
Mike Grasso - aye
Donald Woerner - aye

THIRD ORDER OF BUSINESS: ***PUBLIC HEARING***
The application of Paul E. Stein and Sons, LLC
112 Wheatland Center Road, Caledonia for a two-
lot subdivision. Subject parcel at 149 Harmon Rd.
Tax Parcel #197-02-1-3.1

Mr. Kevin O'Donoghue represented the applicant. The Stein family would like to separate three acres from the 83.1 acres which includes a house and a metal barn. They would like to sell the property that the house is on and continue to farm the remainder of the property. Mr. O'Donoghue made one slight boundary line change to the revised map.

No one from the public wished to speak.

Mr. Woerner indicated that this would be an unlisted action. County comments have not been received.

Mike Grasso made a motion for a negative declaration on the Stein-Harmon Road subdivision based on the map dated 8/1/11 with no significant impact to the environment, seconded by Randy Dawley and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Robert Hatch - aye
Mike Grasso - aye
Donald Woerner - aye

Debra Stokoe made a motion to grant preliminary and final approval on the Stein-Harmon Road subdivision, seconded by Randy Dawley and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Robert Hatch - aye
Mike Grasso - aye
Donald Woerner - aye

At this point, Mr. Hatch recused himself from the next application since he represents the applicant.

FOURTH ORDER OF BUSINESS: *Public Hearing*
The application of Schultz Engineers as agent for Richard Collins, 6609 LaGrange Road, Wyoming for an alteration of a lot line for tax parcels #197.03-1-8.1 and #197.03-1-8.2. Subject parcel located west side of Riga-Mumford Rd, 1400' south of North Rd.

Mr. Hatch represented the applicant Mr. Richard Collins. Mr. Collins purchased 48 acres in 2010. He would like to reduce the size of the 48 acre parcel to 33 acres and sell the rest of the property to the Krenzlers for farming.

No one from the public wished to speak. County comments have not been received.

Mike Grasso made a motion for a negative declaration for Verhulst Bros. North Road Subdivision of Lots 1 and 2 based on the review of fact that there will not be any negative impact to the environment, seconded by Debra Stokoe and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Mike Grasso - aye
Donald Woerner - aye

Debra Stokoe made a motion to grant preliminary and final approval on the map dated 7/18/11 on the lot line alteration for the Richard Collins property located on Riga Mumford Rd., seconded by Randy Dawley and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Mike Grasso - aye
Donald Woerner - aye

OTHER BUSINESS:

Mr. & Mrs. Ransom were present. They indicated they would like to open a dog grooming business at their home at 3605 North Road. This will be put on the agenda for the September 20, 2011 meeting.

There being no further business, the meeting adjourned at 8:00 PM.

Respectfully submitted,

Linda Turner
Recording Secretary

MINUTES OF MEETING
TOWN OF WHEATLAND PLANNING BOARD
September 20, 2011

Members present: Don Woerner, Robert Hatch, Michael Grasso,
Jay Coates, Debra Stokoe

Member absent: Randy Dawley

Also present: Terry Rech, Bldg. Insp.

Mr. Woerner called the meeting to order.

FIRST ORDER OF BUSINESS: Sabin Metal
Permit to fill

Mr. Mike Hubbard from Sabin Metal was present. They looked into a different area to fill which was about 50 yards west of where they originally wanted to dump. The problem is they want to avoid cutting down any mature trees. The distance from this site to Mr. & Mrs. Offen's house is roughly 1000 ft. with heavy growth in between. Mr. Hubbard did indicate that truck traffic would strictly be during normal work hours and not on the weekend at all.

Mrs. Offen at the last meeting said she would give the board information regarding what was dumped in the site fifteen years ago. This information has not been received yet.

Mr. Woerner went through the environmental checklist and it was determined that this would be an unlisted action with no environmental issues.

Mike Grasso made a motion for a negative declaration for SEQR for a Sabin Metal fill permit as an unlisted action and after looking at all the facts, it will not have a negative impact on the environment, seconded by Robert Hatch and passed as follows:

Debra Stokoe - aye
Jay Coates - aye
Robert Hatch - aye
Michael Grasso - aye
Donald Woerner - aye

The board wished to impose several conditions on the final approval:

- 1) Operation of business would be during normal work hours - no weekends
- 2) No off site material will be brought in.

- 3) Full restoration of the area by June 30, 2012
- 4) Silt fence installed at bottom of slope

Jay Coates made a motion for a C & D fill permit for Sabin Metal Corporation after careful consideration of the facts, 1000+ feet from public view with heavy vegetation in between, considering the lay of the land and after visiting the site. The four conditions imposed by the board are as follows:

- 1) Operation of business would be during normal work hours - no weekends
- 2) No off site material will be brought in.
- 3) Full restoration of the area by June 30, 2012
- 4) Silt fence installed at bottom of slope

Robert Hatch seconded the motion and it passed as follows:

Debra Stokoe - aye
Jay Coates - aye
Robert Hatch - aye
Mike Grasso - aye
Don Woerner - aye

SECOND ORDER OF BUSINESS: Carla Ransom
Dog Grooming Business
3605 North Road

Mr. & Mrs. Ransom were present. Mrs. Ransom would like to open a dog grooming business at their home located on the south side of North Rd. It would be located in their garage and would be 8 x 11. She is anticipating 2 - 3 dogs a day. No license is required to become a dog groomer but she will have a certificate anyway. There will be separate electric service for this operation. There would not be a kennel outside and there will not be a retail store. She will be picking up her own supplies therefore she doesn't anticipate any traffic from UPS. This will be operated during the week only, not on the weekends. They have a turn-around in their driveway with plenty of space for parking. Their property is located on 7 1/2 acres and the nearest neighbor is across the street. They would like a sign.

Since this is going to be more than 2 customers a day, it is considered a major home occupation which would require a special exception use permit.

Robert Hatch made a motion to set a Public Hearing for October 4, 2011 for the Ransom North Road dog grooming business which would be a Special Exception Use permit, Mike Grasso seconded the motion and it passed unanimously.

There being no further business, the meeting adjourned at 7:35 PM.

Respectfully submitted,

Linda Turner
Recording Secretary