

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
July 1, 2025**

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

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 6/3/2025, seconded by K. Gascon and approved as follows:

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

Old Business:

➤ **GreenSpark Solar**

The noise study was received and forwarded to the Town engineers for their review.

GreenSpark Solar will be submitting their second application next week and the SEQR will be done on both phases.

J. Coates stated that he spoke to the Solar farm on Scottsville Mumford Rd, Generate Capital is now running that project. He expressed concerns about the plantings and the noise and found out that they have a warranty

claim for a lot of their equipment, all of their panels are defective. He will be meeting with Generate Capital in July.

New Business:

➤ **77 Blue Pond Manor**

Rich Maier was present to speak for the Applicant, Shane Seaburg. Mr. Seaburg purchased a piece of property which also came with a separate lot, but they had never been officially combined. They would like to combine the two lots and make it more conforming.

The DEC has issued a permit.

The County Comments came back with standard comments.

The public hearing was opened at 7:06 P.M. by reading the following Public Hearing Notice:

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 1, 2025** at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main Street, Scottsville, NY** to consider the following:

The application of Rich Maier of Maier Land Surveying as agent for Shane Seaburg to seek approval for a re-subdivision (combination) of 2 lots (Tax Parcels: 198.07-1-11 and 198.07-1-10.2) one parcel being 77 Blue Pond Manor. Parcels are in an AR-2 Zoning District.

All interested parties are asked to attend and be heard or to submit written comment concerning this application. To view the Public Access Files, go to the Town of Wheatland's Meetings & Events Calendar to the date above or use the link below:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0c_wWXRKELFI1FxerrUug

Jay D Coates, Chairman
Wheatland Planning Board
Dated: June 10, 2025

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

- **Robert Zingo**, 63 Blue Pond Manor

→ Mr. Zingo stated that he is in favor of this application.

The Public hearing was closed at 7:08 P.M.

J. Coates lead the SEQR review.

R. Hatch made a motion to determine that this action will not result in a significant adverse environmental impact. This was seconded by J. Burns and passed unanimously by the Board.

77 Blue Pond Manor

J. Coates made a motion to declare the alteration of lot line for the 77 Blue Pond Manor re-subdivision (combination) of 2 lots (Tax Parcels: 198.07-1-11 and 198.07-1-10.2 to be an unlisted action under SEQRA 6 NYCRR 617.7 and per section 617.20, after review of SEQRA EAF part two short form determines that there are no significant impacts. Seconded by K. Gascon, and approved as follows

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

Having reviewed the application, SEQRA EAF short form, Monroe County comments and holding a public hearing, J. Coates made a motion to approve the 77 Blue Pond Manor re-subdivision (combination) of 2 lots (Tax Parcels: 198.07-1-11 and 198.07-1-10.2) based on the map by Maier Land Surveying, dated May 21, 2025 Project 25-130. 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	
Eric Stein			X			
Jay Coates, Chair	X		X			

Future Business:

- There will be no work session

J. Burns made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Renee Smith