

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
May 2, 2023**

Members present: Joe Burns, Kane Gascon, Robert Hatch
Laura Michaels, Tim Steves and Jay Coates

Members absent: Mike Grasso

Also present: Terry Rech, Building Inspector
Ed Shero, Town Board Liaison
Raymond DiRaddo, Attorney for the Town

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

J. Burns made a motion to approve the Town of Wheatland Planning Board minutes from 3/7/2023, seconded by Tim Steves and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Mike Grasso -absent
Laura Michaels -aye
Robert Hatch - abstained.
Tim Steves -aye
Jay Coates -aye

Old Business:

➤ **Hewitt Subdivision**

MCWA will not do a private main, so the Applicant has chosen to do a second driveway with another hydrant. The Applicant will be asking for a variance from the state for the distance to exceed the 400 feet for water service.

➤ **Bodhi Solar Power**

J. Coates informed the Board that the solar project is being sold by Bodhi to Next Era Energy, LLC.

Bodhi has requested a 90-day extension for their permit.

R. Hatch made a motion to grant a 90-day extension to Bodhi Solar, seconded by J. Burns and approved as follows:

Joe Burns – aye
Kane Gascon -aye
Robert Hatch -aye
Laura Michaels -aye
Tim Steves -aye
Jay Coates -aye

New Business:

➤ **Gravel Ponds**

Jack Miller was present to address the Board. He stated that they would like to add 88 new sites, a shower building, a playground, 2 pavilions, and roads with an agreed upon exit. There will be hydrants and Knox boxes for fire safety. It will be a rural woodsy setting for the sites, the area will not be clear cut.

J. Coates stated that the Board has received county comments.

T. Rech stated that it seems in line with what has been done and approved for past projects.

The Public Hearing was opened at 7:20 pm by Chairman Coates reading the following Public Hearing Notice:

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Section 130-60.B., of the Code of the Town of Wheatland, will hold a Public Hearing on Tuesday, May 2, 2023, at 7:00 P.M. in the **Wheatland Municipal Building**, 22 Main St. Scottsville, NY to consider the following:

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 Phase 8 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. #198.04-1-10.12

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_WiKWTUEBiwVttCXSDlp7Jw5SV42XfA?e=chu5Xc

Jay D. Coates,
Chairman Wheatland Planning Board
Dated: April 13, 2023

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

- **Henry Paszko**, Landowner at corner of North Rd and Wheatland Center Rd., Scottsville, NY
 - Mr. and Mrs. Paszko own 24 acres of land north of the proposed project. He and his wife bought this land to construct a housing development at a later date. He stated that Gravel Ponds is technically a trailer park, and he doesn't believe that they fit into a rural community. He submitted a petition that neighbors on North Road signed requesting the construction of a 9-foot berm with mature landscape plantings. Mr. Paszko stated that he has concerns that this is not the best thing for the community since the park is spreading and getting larger.

- **Kip Finley**, 848 Winslow Rd, Churchville, NY
 - Mr. Finley is representing The Paszko's. He questioned if the new driveway, which is the old gravel pit road, would be the new main entrance, and if the current entrance would be closed off?
 - J. Coates stated that 2 entrances are required for emergency access because of the size of the development.
 - Mr. Finley questioned if there are plans to develop additional areas.
 - J. Coates stated that there are no other plans the Board is aware of at this time.
 - Mr. Finley stated that on the plans there is a large berm on the access road heading out towards Wheatland Center Road. He wondered what view the berm is shielding.
 - J. Miller stated that it was created to shield the view from the residents during the construction phases.

- Mr. Finley stated that when Henry Paszko sold Mr. Miller the land for the driveway there was an agreement stating that a berm would be constructed along the driveway. He brought in paperwork showing the agreement.
 - J. Coates stated that the Planning Board cannot enforce private agreements.
- Mr. Finley stated that he doesn't agree with the Board's findings on question 6 of the short environmental form which questions whether the proposed action is consistent with the predominant character of the existing natural landscape. He stated that he agrees that is consistent with the trailer park, but not with the nice homes on North Rd and the surrounding area. Mr. Finley stated that he thinks the Board should have a landscape plan developed or do a visual assessment to prove that that the project isn't out of character.

Mr. Paszko commented that when Phase 1 was started, it was a requirement to construct a berm. J. Coates stated that the berm was required along North Rd. but it was ineffectual because it was too low.

- **Beth Paszko**, Landowner at corner of North Rd and Wheatland Center Rd., Scottsville, NY
 - Ms. Paszko wondered if there have been any nuisance studies completed. She stated that they can hear the fireworks from a few miles away and neighbors have told her that they hear music.
 - She believes that a berm is not unreasonable. It may help with the sound issues and would shield the view.
- **Carol Cook**, A resident from Gravel Ponds
 - Ms. Cook stated that there are quiet hours that are enforced at the park. She also stated that there are no fireworks allowed in the park except for the ones done by the park for July 4th holiday.
- **Paul Tandlmayer**, 2124 North Rd., Scottsville, NY
 - Mr. Tandlmayer stated that he can currently see 40-50 trailers, half the hedgerow is now gone. He stated that if the park is going to expand, he will be seeing all the new trailers as well. Mr. Tandlmayer stated that it would really ruin the view from his house. He would like to see the berm constructed so that he doesn't have to see the expansion.

Jack Miller stated that he appreciates hearing everyone's comments on this project. He stated that the berm along the driveway is an issue between Mr. Paszko and himself. A berm going along the East side of the property Mr. Miller purchased will do nothing to hide the view looking South. He stated that he did not clear the hedgerow.

J. Coates read the following letter which was received by the Planning Board.

May 2, 2023

Jay D. Coates, Chairman
Wheatland Planning Board

RE: application of Gravel Ponds for Special Exception Use and Site Plan approval for Phase 8

Dear Chairman Coates and Board Members,

As nearest neighbors of Gravel Ponds (sharing a common lot line), we are pleased to write in favor of the Planning Board granting approval for the Special Exception Use and approval of the Phase 8 Site Plan submitted for your consideration.

It is good to see land which has been idle for years reclaimed for a good use: recreation, seasonal living space and enjoyment.

Gravel Ponds continues to be an asset in the Wheatland Community, well managed and of good reputation. The use of this additional land and the Site Plans have been well thought out and will enhance the offerings of Gravel Ponds to members and guests.

Thank you for working together with the owners / managers of Gravel Ponds to encourage their continued success.

Sincerely,



M. Joseph and Maree M. Klingensmith
2281 North Road

J. The Public hearing was closed at 7:42 P.M.

J. Coates had a few clarifications regarding this application and project. He stated that this is not a mobile home park. This is a special exception, which is a permitted in this zoning district. The Planning Board can put conditions on the project, but it is an approved use.

J. Coates stated that he would like to look into the sights and elevations once they get the engineer's review. He would like to address the concerns that were brought up during the Public Hearing, particularly the concern on question 6 of the SEQR Review.

Future Business:

Charity Bible will be coming in June.

R. Hatch made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Renee Smith