

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
March 7, 2023**

Members present: Mike Grasso, Tim Steves, Laura Michaels  
Kane Gascon, Jay Coates, Joe Burns

Members absent: Robert Hatch

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.

T. Steves made a motion to approve the Town of Wheatland Planning Board minutes from 2/7/2023, seconded by J. Burns and approved as follows:

Joe Burns – aye  
Kane Gascon -aye  
Mike Grasso -aye  
Laura Michaels -aye  
Tim Steves -aye  
Jay Coates -aye

**Old Business:**

➤ **RGE application Station 541 regulator on Wheatland Center Road**

*The application of Michael Van Arsdale of LaBella Associates as agent for Rochester Gas & Electric to seek construction of a new public utility structure, facility (Natural Gas Regulator Station), interconnecting two existing high-pressure mains. The property address is 644 Wheatland Center Road located in an AR-2 zoning district. The Tax ID# is 185.04-1-4.12.*

## **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, March 7, 2023**, at 7:00 PM in the **Wheatland Municipal Building, 22 Main Street, Scottsville, NY** to consider the following:

The application of Michael Van Arsdale of LaBella Associates as agent for Rochester Gas & Electric to seek construction of a new public utility structure, facility (Natural Gas Regulator Station), interconnecting two existing high pressure mains. The property address is 644 Wheatland Center Road located in an AR-2 zoning district. The Tax ID# is 185.04-1-4.12.

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](https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBiwVttCXSDlp7Jw5SV42XfA?e=chu5Xc)

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

J. Coates opened the Public Hearing at 7:02 P.M., it was closed at 7:03 P.M. since there was no one from the Public who wished to speak.

J. Coates and the Board completed the SEQR review.

J. Burns made a motion to accept a determination based on Part 2 and Part 3 of the Short Environmental Assessment Form that the proposed action will not result in any significant adverse environmental impacts. This was seconded by T. Steves and approved as follows:

Joe Burns – aye  
Kane Gascon -aye  
Mike Grasso -aye  
Laura Michaels -aye  
Tim Steves -aye  
Jay Coates -aye

T. Rech stated that the Town Board inquired about the project utilizing a Gambrel roof for the structure. J. Coates stated that it wouldn't be needed because it will not be fully enclosed, it will basically be an open shed.

M. Grasso made a motion to approve the Special Use permit and Site Plan approval for the Wheatland Center Road RG&E regulator station #541, according to the plans done by LaBella & Assoc. provided to the Board on 3/7/2023. J. Burns seconded the motion, and it was approved as follows:

Joe Burns – aye  
Kane Gascon -aye  
Mike Grasso -aye  
Laura Michaels -aye  
Tim Steves -aye  
Jay Coates -aye

**New Business:**

None

**Future Business:**

None

T. Steves made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 7:08 P.M.

Respectfully submitted,

Renee Smith