

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
July 5, 2023**

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

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 after the Zoning Board of Appeals meeting concluded.

M. Grasso made a motion to approve the Town of Wheatland Planning Board minutes from 06/06/2023, seconded by T. Steves and approved as follows:

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

Old Business:

➤ **Gravel Ponds**

J. Coates stated that an error was found in the Public Hearing Notices from the Gravel Ponds Subdivision approval of 1/5/2021. The same Public Hearing Notice was repeated for the different approvals.

J. Burns made a motion to correct the Public Hearing Notices in the minutes from the 1/5/2021 meeting, seconded by K. Gascon and unanimously approved.

J. Coates stated that he came up with a discrepancy on the approval of the subdivision on 1/5/2021. The Planning Board approved the Gravel Ponds Campground subdivision Map dated January 2020 on January 5, 2021. Mylars of a 11/2020 map were distributed and signed. The 11/2020 map was submitted, signed, and filed in June 2021. The 11/2020 map was signed in error and does not reflect the Jan 5, 2021, decision of the Town Planning Board.

However, the following facts remain:

- The parent lot is unchanged, acreage remains approximately 67.912 acres.
- Original Topography of the lands are not affected by lines on a map.
- Title transfer referenced revised (and signed) map dated Nov 2020, not the Jan 2020 map.
- Applicant has requested a modification of lot lines to reflect the Nov 2020 map. Applicant has also requested a waiver of the PH per Town Code
- COTOW Section 116-5 allows the PB to waive PH for the modification of lot lines.

L. Michaels made a motion to waive the Public Hearing for the Gravel Ponds Campground subdivision change of lot line based on a discrepancy between the 11/2020 and the 1/2020 map. Seconded by K. Gascon and passed as follows:

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

M. Grasso made a motion to declare the alteration of lot line for the Gravel Ponds Campground subdivision to be a Type II action under SEQR with no need to review, seconded by K. Gascon, and approved as follows:

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

M. Grasso made a motion to approve the lot line alteration for the Gravel Ponds Campground subdivision based on the map by Professional Engineering Group, dated 11/2020 and last revised 6/2021. Drawing 201011PL1. Seconded by J. Burns, and approved as follows:

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

➤ **Braman-Walders Subdivision**

The Applicant was unable to appear at tonight's meeting. He presented his plans at the 6/6/2023 meeting. He would like to purchase land from his neighbor which will increase both his lot size and his side set back.

L. Michaels made a motion to declare the alteration of lot line for the Braman Subdivision a Type II action under SEQR, based on the map by James Glogowski dated 5/24/2023, job #23-24-M. Seconded by T, Steves and approved as follows:

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

L. Michaels made a motion to approve the lot line alteration as shown on the drawing dated 5/24/23 for the Braman-Walders subdivision based on the map by James Glogowski, job #23-24-M. Seconded by T. Steves, and approved as follows:

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

➤ **Luce Re-Subdivision**

Robert Avery, land surveyor, was present to speak. He stated that the former bakery is in front of the Luce's home residence. They are selling the front lot (9048 Union St., the former bakery) and would like to increase the side lot line for their home lot (9052 Union St). The 2 lots will remain the same acreage after the alteration.

T. Steves made a motion to declare the alteration of lot line for the Luce Re-Subdivision, a Type II action under SEQR under 6NYCRR617.5(16). Seconded by K. Gascon and approved as follows:

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

K. Gascon made a motion to approve the lot line alteration for the Luce Re-Subdivision, 9048 & 9052 Union Street based on the map dated 5/22/2023. Seconded by J. Burns, and approved as follows:

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

Future Business:

- There is a possibility of a mid-month meeting for Gravel Ponds approvals.

M. Grasso made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:51 P.M.

Respectfully submitted,

Renee Smith