

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

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

Members absent: Mike Grasso, Laura Michaels

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 08/01/2023, seconded by K. Gascon and approved as follows:

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

**Old Business:**

➤ None

## **New Business:**

- Guthrie Road Substation

*Barclay Damon, LLP, as agent for the application of Niagara Mohawk Power Corporation d/b/a National Grid, to seek Special Exception Use approval for the minor expansion of the existing equipment compound of an electrical utility substation. The property address is 47 Guthrie Road located in an AR-2 zoning district. The Tax ID# is 208.04-1-23./CM1.*

Ari Goldberg from Barclay Damon Law firm and Chris Misiaczek from National Grid were present to speak for the Applicant. Mr. Golberg stated that National Grid would like to expand their existing substation by 50 feet to the West to accommodate three new capacitor banks to help meet existing and growing demands in the area. The existing access stays the same, there will be a new gravel drive that will angle away from the existing drive to meet up the new swing gate.

## **Chairman Coates opened the Public Hearing at 7:10 P.M. by 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, September 5, 2023** at 7:00 PM in the **Wheatland Municipal Building**, 22 Main Street, Scottsville, NY to consider the following:

Barclay Damon, LLP, as agent for the application of Niagara Mohawk Power Corporation d/b/a National Grid, to seek Special Exception Use approval for the minor expansion of the existing equipment compound of an electrical utility substation. The property address is 47 Guthrie Road located in an AR-2 zoning district. The Tax ID# is 208.04-1-23./CM1.

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\\_WiKWTUEBPn0cwWXRKELFI1FxerrUug](https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFI1FxerrUug)

Jay D. Coates, Chairman  
Wheatland Planning Board  
Dated: August 14, 2023

The Public Hearing was closed at 7:11 P.M., no one from the Public wished to speak.

T. Rech stated that there were 2 calls from the Public with questions, but neither had further issues with the application.

J. Cates made a motion to declare this a SEQR Type II, seconded by T. Steves, and unanimously approved.

J. Coates made a motion to approve the application of Niagara Mohawk Power Corporation d/b/a National Grid, Special Exception Use approval for expansion of the existing equipment compound of an electrical utility substation at 47 Guthrie Road, with the following waiver:

- The 50 Foot set back will be waived on the West and South Side since they are shielded by vegetation and have a large setback from the existing state highway that can not be developed.

This was seconded by R. Hatch and approved as follows:

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

### **Future Business:**

- None

T. Steves made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:11 P.M.

Respectfully submitted,

Renee Smith