

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
August 1, 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 at 7:00 P.M.

T. Steves made a motion to approve the Town of Wheatland Planning Board minutes from 07/05/2023, seconded by K. Gascon 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. Burns made a motion to declare the Gravel Ponds Phase 8 an unlisted action, seconded by T. Steves and passed as follows:

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

M. Grasso made a motion to grant a negative declaration under SEQR for the Gravel Ponds Phase 8 Special Exception expansion, seconded by J. Burns and passed as follows:

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

MOTION: Approved 08/01/2023

**TOWN OF WHEATLAND PLANNING BOARD
GRAVEL PONDS CAMPGROUND
SPECIAL EXCEPTION MODIFICATION APPROVAL
August 1, 2023**

WHEREAS The Town of Wheatland Planning Board (Planning Board or Board), received an application from Gravel Ponds Campground, SPE LLC for a, modification and expansion of an Existing Special Exception Use and Site Plan for a Seasonal Recreational Campground for Gravel Ponds Sport Fishing and Recreation (DBA) commonly known as Gravel Ponds Campground (Campground) The application for this project also requests and requires the Planning Board grant a special exception under Town of Wheatland Code§ 130-62(V) for the project; and grant a combined preliminary site plan and final site approval for the project, and

WHEREAS this application in summary requests the installation of a pool in the Campgrounds, changes to the Bar Restaurant currently on the site , and the creation of Section 8 of the campground , and

WHEREAS The Planning Board has heard several applications regarding this entire project , dating back to 5th day of November 1997. In the application of the 5th of November 1997 and in several subsequent actions approved, modified and expanded the Special Exception Use and site plans for a Seasonal Recreational Campground known as the Gravel Ponds Campground. These prior actions are summarized in Attachment A, Gravel Ponds Summary of Approvals and Conditions, which is attached to this approval, and

WHEREAS the Planning Board desires with this motion to consolidate the prior approvals and incorporate any additional modifications and approvals into a comprehensive plan for the entire campground to eliminate any confusion that may result because of the numerous Applications and decisions effecting the campground , and

WHEREAS Gravel Ponds Campground is located at 2329 North Road Scottsville, New York

14546 and consists of several parcels owned by Gravel Ponds Campground, SPE LLC and Gravel Ponds SPE II LLC. The Gravel Ponds Campground is located on the following parcels identified by their respective tax account numbers;

Tax Id. 198.04-1-2.11, Lot R1-B, 54 acres, 2329 North Road, Gravel Ponds Campground, SPE LLC,
Tax Id. 198.03-1-10, 82.016 acres, North Road, Gravel Ponds Campground, SPE LLC,
Tax Id. 198.04-1-10.2, 9.64 acres, North Road, Gravel Ponds Campground, SPE LLC,
and Tax Id. 198.04-1-10.12, 30.53 acres portion, Tax Id. TBD, Lot 2, Scottsville
Mumford Road, Gravel Ponds Campground, SPE II LLC

WHEREAS The Planning Board, as authorized under the Code of the Town of Wheatland, held a public hearing on the 2nd day of May 2023 to obtain public input, regarding the Gravel Ponds Campgrounds application to seek approval for modification and expansion of an Existing Special Exception Use and Site Plan for a Seasonal Recreational Campground. The application for this project also requests and requires the Planning Board grant a special exception under Town of Wheatland Code§ 130-62(V) for the project; preliminary site plan and final site approval for the project, and

WHEREAS prior to this motion the Planning Board determined under a separate resolution on the 1st day of August 2023, a SEQRA Resolution - Negative Declaration, under the New York State Environmental Review Act, after having reviewed and analyzed an SEAF Part 1, 2 with attachments, wherein this action was classified as an unlisted action pursuant to 6 NYCRR, Part 617, the implementing regulations of the New York State Environmental Quality Review Act ("SEQRA") under Article 8 of the Environmental Conservation Law. The Planning Board on August 1, 2023, made a separate resolution which it found that there is no significant adverse environmental impact regarding the special exception modification which included an updated site plan or and accordingly made a negative declaration, and

WHEREAS regarding this most current application, the Board reviewed all information provided, addressed public comments, referred to and reviewed the Town's engineer's report and comments and referred to and reviewed the County of Monroe comments. This decision is based upon all the above documents, any specifications and information submitted including all plans, drawings and other documents pertaining hereto, which are incorporated into this decision and are deemed effective and binding on the applicant and any successor to the applicant, and

WHEREAS the Planning board reviewed the previous special exception, special exception modifications and site plan approvals as summarized in Attachment A, and

WHEREAS the Town of Wheatland Planning Board has requested an updated Master and Site Plan for this project and reviewed the updated Master/Site Plan submitted, which is attached to this motion, and

WHEREAS the Board in the course of its deliberations and analysis, consulted the Town of Wheatland Comprehensive Master Plan (Master Plan), which Master Plan has specified goals and placed a high priority on reclaiming previously mined portions of the Town which includes this property, which was previously mined has been successfully reclaimed, and

WHEREAS this property is within the mine subsidence overlay district, which according

to the Town of Wheatland Code, has specific requirements for the use of property in the mine subsidence overlay district. This Planning Board specifically finds that this special exception use has low impact in that regard and the Owner has complied with Town requirements as set for in the Town of Wheatland Code, and

WHEREAS the Boards finds that the reclamation of this historically mined property to a seasonal recreational campground has been a benefit to the community and Town, and in the keeping with the Town's Master Plan, and

WHEREAS prior reviews and approvals, mentioned in Attachment A have consistently found benefits to the development of the campground area for the Town, and

WHEREAS at the public hearing on the 2nd day of May 2023, the Planning Board received written input from residents. In addition, the Planning Board received additional public input regarding this project, and

WHEREAS the Planning Board received the following comments regarding this application and addressed such comments as follows;

VISUAL IMPACTS

A petition regarding visual impacts was received requesting a berm be placed along the north side of the expansion of the project and along the entrance road to visually shield the properties located along the North side of North Road from view of the existing and proposed campground areas.

Comments were also made about this being a mobile home park and concerns about noise and fireworks.

The Board received an additional twenty-six (26) emails or letters in support of the campground and the expansion. The majority of the input from the public has been positive of this application, citing that this project is a family-based community with a set of rules that govern conduct safety, noise, hours of operation and further stating the value of the campground to the community by reclaiming land and supporting local businesses., and

The Planning Board reviewed all these comments and took a "hard look" and determined that a berm is not an appropriate measure to address the visual impacts. One berm would require cutting down trees and clearing an existing tree line. It has been long standing policy of the Planning Board to preserve natural trees, woodlots and vegetation. Also, the berms would redirect the water drainage and potentially impact adjacent properties., and

The applicant engaged a registered landscape architect to review visual screening options and mitigate the visual concerns expressed to the Planning Board. The architect proposed adding three levels of natural plantings within the campground and one line of plantings along the access road, two of these levels within the existing campground and adding pine trees specifically placed to shield Phase 8 campers and preserve the existing tree line. Plans addressing this visual screening were submitted at the June 6th, 2023, Planning Board meeting. Upon thorough review the Planning Board determines this to be the best

option. It approves the proposed landscape plan dated May 24th, 2023, with spacing and types to be based upon location and preserving the existing foliage and trees.

TRAILER PARK COMPARISON

Comments were also made about this project being a “trailer park,” “mobile-home park” and including “tiny homes.” Since 1997, The Planning Board and Code Enforcement Officer in several modifications has determined that this action is a Special Exception Use for Operation of an Outdoor Recreation Area for a seasonal campground under the Town of Wheatland Code 130-62 V. Recreation facility, outdoor. It does not fall under Chapter 89 Mobile Homes and Mobile Home Parks. Concerning tiny homes, they are defined in the New York State Code and they are not permitted in the Campground, however recreational vehicles commonly referred to as “park” or “estate” models are allowed as they are regulated and constructed as recreational vehicles.

During the public hearing, a comment was made that this is a “is technically a trailer park, and he doesn’t believe that they fit into a rural community.” As previously discussed, this is an Outdoor Recreation Area under the Town Code and is permitted special exception use in an AR2 zone.

NOISE AND FIREWORKS

During the public hearing there were concerns raised about noise and fireworks. At the hearing and in subsequent public comments it was stated the campground has strict noise, quiet time and the only fireworks is a permitted event for the 4th of July holiday. Several of the emails mention that in the area outside the campground there were fireworks being set off at random times. The Board recognizes that the 4th of July event is a well-known planned community event that is regulated by the Town permitting process, other off premise noise events need to be addressed through other means , and

WHEREAS this modification adds the second access driveway satisfying the previous special exception condition and improves access for emergency vehicles, and

WHEREAS the applicant has offered and agreed to abide by the terms and conditions of this resolution and the finding contained or referenced herein are binding upon the applicant, its successor or assigns.

NOW THEREFORE BE IT RESOLVED

That the Town of Wheatland Planning Board approves Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception Use subject to the conditions contained herein, and

That the Planning Board approves Gravel Ponds Campground’s updated Master/Site Plan dated July 31, 2023, which includes and incorporates any prior applications before the Planning Board except as noted in the conditions set forth herein, and

These approvals shall be considered Phase 8 of the seasonal campground development, and The Board approves the proposed landscape plan dated May 24th, 2023, with spacing and types to be based upon location and preserving the existing foliage and trees subject to

the review of the Code Enforcement Officer.

These approvals satisfy and supersede all other conditions detailed in previous approvals, and

BE IT FURTHER RESOLVED THAT

The special exception and site plan are subject to the following conditions:

1. This is a Seasonal Recreational Campground. Admission to the Campground is by membership and guests of members only.
2. The Campground has a restaurant located on it open to the public. This resolution does not limit public access to the restaurant.
3. The Campground will be open for seasonal camping and member activity from May 1 – Nov. 15 only. This in no way limits year-round activities including but not limited to maintenance, improvements, construction, upkeep, and the use of the caretaker building which may be occupied 12 months a year.
4. Use of the Campground is determined by Gravel Ponds and falls into four general types
 - a. Social members- who use the facility between the hours of 5:30 A.M. and 10:30 P.M.
 - b. Regular members- Short-term overnight campers which will use short term electric/rustic sites, a total of 118 sites as marked on site plan map dated July 31, 2023. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service.
 - c. Semi-Permanent Members- a 30-day term with a 30-day minimum with a maximum of 1 year membership these will use short term electric/rustic sites.
 - d. Permanent Member- Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 331 permanent seasonal sites as marked on map dated July 31, 2023, equipped with water, electric, telephone and cable hook-up and sanitary holding tanks. While such sites are called permanent, all registered RV and trailer type vehicles and any accessory items will remain fully portable and may be stored on sites from Nov. 15 - May 1 but not occupied. Permanent sites may have a shed. Sheds must have a building permit be a maximum size of size of 8 x 10 feet with optional 3-foot overhang for a total of 104 sq. ft. and meet setback requirements.
5. Gravel Ponds will furnish the Town copies of all necessary health and sanitary permits which will be verified by the Building Inspector annually.
6. The Town Building Inspector shall be provided with a current set of Campground Rules and Regulations and informed of any modification of the rules and regulations.

7. There are no limits on the number of persons on site – special events will continue to require an Operating Permit from the Town of Wheatland.
8. Camping units, as defined in 7 NYCRR 7-3.1, must be 10 feet apart. Two units may be parked nose to tail with a walk thru space between them. This does not apply to seasonal storage of units in a storage area.
9. Second access driveways, approved in 1997 from Scottsville Mumford Road and proposed in 2003 in Phase 5 and 6, had access and security issues. A second access driveway will be included in this phase 8 of the project with access via a secured gate from North Road.
10. Compliance with the New York State Department of Health regulations and permits.
11. Compliance with the New York State Fire Code for open burning, recreational fires, and portable outdoor fireplaces.
12. It is noted Phase 6 is not approved. Before approval there needs to be an updated site plan, environmental review, special exception modification and site plan approval by the Planning Board for Phase 6.
13. A comprehensive review of all previous actions and conditions was conducted. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

Member	Motion	Second	Aye	Nay	Abstain	Recused	Absent
Joseph Burns			X				
Kane Gascon			X				
Mike Grasso	X		X				
Robert Hatch							X
Laura Michels			X				
Tim Steves		X	X				
Jay Coates, Chair			X				

ATTACHMENT A

GRAVEL PONDS SUMMARY OF APPROVALS AND CONDITIONS

November 5, 1997

Original Special Exception Use Permit Requested – “Gravel Ponds Recreational Facility”

- Motion to waive public hearing NOTE PUBLIC HEARING HELD 10/7/1997
- List of Rules and Procedures given made part of minutes
- Preliminary Site Plan Approval granted “with conditions”
- Final Site Plan approval with conditions (*see note below*)
- Motion to waive address code for church
- Motion to grant Special Exception Use

Note- the conditions referenced in the motion appear to be from the minutes and discussion - maximum of 300 people, 14 “Rules”, site map shows a second exit onto Scottsville Mumford 40 - 50 campsites (see 10/7/97 minutes) and 11/5/97 minutes state rule and procedures to be submitted and be made part of minutes. Public hearing was held on 10/7/97 although minutes of 11/5/97 say public hearing waived.

New Business- Subdivision VJ Enterprises convey parcels from Dimico to Millers. Motion to waive public hearing, motion for preliminary site plan approval, and motion approved for final site plan approval.

December 7, 1999

Proposal for three bedrooms caretaker facility based on map submitted 11/12/1999 for use May 1- November 15. Discovered trailers being stored on facility would require special exception to store trailers and could be considered mobile home park need opinion letter from attorney. Motion for preliminary and final site plan approval with condition that map be submitted for structures and campsites. Also, would like a copy of the contract for sanitary removal.

January 18, 2000

Updated map received and reviewed. Discussion concerning mobile home park and a recreational facility. Building inspector recommended updating special exception use with specific conditions.

February 1, 2000

Phase 2- Special Exception Use for Operation of Outdoor Recreation Area requested. Increase 8 Permanent Sites to 25 Sites total of 33.

- Public Hearing held.
- Motion for preliminary and final site plan approval
- Special Exception Use discussion, no one on site Nov 15 -May 1, discussion on sheds- would need permit and meet setbacks, rules and reg reviewed and revisions requested,
- Special Exception Use Permit granted with the following conditions:
 1. Admission to the facility is by annual membership only and not open to the general public.
 2. The facility will operate from May 1 – Nov. 15 only.
 3. Use of the facility will fall into three general types:
 - a. Day Campers which will be use the facility between the hours of 5:30 A.M. and 10:30 P.M.
 - b. Short-term overnight campers which will use 118 sites with limited facilities, as marked on site plan map dated 1-26-00.

c. Longer term campers shall be DMV registered RV type vehicles which will use 33 permanent seasonal sites as marked on map dated 1-26-00, equipped with water, electric, telephone and cable hook-up and sanitary holding tanks. While such sites are called permanent, all registered RV type vehicles and any accessory items will remain fully portable and may be stored on sites from Nov. 15- May 1 but not occupied. Storage sheds are limited to a maximum of 64 sq. ft. with permits obtained through the Building Inspector's office.

4. Prior to opening on May 1 each year, Gravel Ponds will furnish to the Town copies of:
- All insurance policies
 - Copy of contract for waste and sanitary disposal

*In addition, all necessary health and sanitary permits will be verified by the Building Inspector annually.

5. It is intended that all rules and regulations dated 1-1-2000 contained in the membership contracts be part of this permit.
6. It is acknowledged that the current site plan map dated 1-26-00 is considered final and any changes or additions will be presented to the Building Inspector's office for review.

October 2, 2001

Phase 3- Amendment to a permitted Special Exception Use, phase 3 conversion of temporary sites to permanent sites. Taking 26 temporary sites and converting them to 20 permanent (total of 53 permanent sites).

The motion to grant a negative declaration and amendment to the Special Exception Use was approved with the following conditions:

- Continued coordination and annual permitting with County Health for temporary residency, water supply and septic system and maintaining existing Town of Wheatland use conditions approved with the initial special use permit.

April 2, 2002

Phase 4- Amendment of Special Exception Use to add 45 additional rustic campsites. In the last year 44 sites were lost due to construction, driveways, some permanent sites, etc. Located on the far southwest portion of recently purchased property.

- A public hearing held concerns voiced about noise and looking like mobile home park. Environmental Board had concern about the number of restrooms.

MEETING DISCUSSION- concerns about "rustic campsites"- they are defined as having electric (eventually), campfire pit, picnic table and water. Concerns about sites becoming permanent – sites are not large enough and would not have septic where permanent sites have septic. Agreed to put row of trees up along a 60 strip behind properties to address noise issues. No more building until Phase 5 master plan (add 45 additional rustic camp sites, total of 182 sites).

- A motion was granted to amend the Special Exception Use permit for Gravel Ponds Campground to add the Phase 4 camp sites 45 rustic sites which in addition also adds a net increase of 35 sites to an already approved 151 sites for a total number of 182 maximum sites for the campground with the condition that no more applications for improvements that increase usership will be entertained until a complete Master Plan and environmental assessment has been performed.

December 7, 2002

Meeting Discussion of “plan” it appears that the Board was given a site plan Dated 12/2/2002 and that was considered the Master Plan, although no motions made.

February 4, 2003

Phases 5 and 6- extension of phase 5 and 6 and to include more permanent sites and a golf course. Public Hearing Held – comments on tree line, exits on Belcoda and driveway – tree line to stay and driveway emergency access only.

- Motion to grant preliminary special exception approval for phases 5 and 6
- Motion to grant preliminary site plan approval for phase 5

March 4, 2003

NYDEC will require stormwater permit for golf course construction. County comments portion has wetlands (July 2002 report determined not regulated) Comments on road access- to be addressed during Phase 6 golf course. 3-year timeline to complete 35-50 sites a year.

- Motion for Negative Declaration for Phase 5
- Motion to grant final special exception approval for 131 permanent campsites, including mini-golf, restaurant service and recreation hall for proposed golf course
- Motion to grant final site plan approval for Phase 5 includes 131 permanent campsites and includes miniature golf course, but excluding proposed restaurant, recreation/service and recreation building. Site Plan condition of Monroe County approval of the emergency driveway.

January 22, 2007

Letter to T. Rech asking to increase shed size from 64 sq.ft. to 8 ft. x 10 ft. with an optional 3-foot overhang for a total of 104 sq.ft.

February 6, 2007

Motion passed to approve shed size.

August 1, 2007

Master Plan updated sent directly to T. Rech

December 7, 2010

Application for additional accessory building to replace seasonal tent being used 108 ft. x 60 ft. with sprinklers – states was previously approved “change of location for approved recreation hall”

January 4, 2011

Special Exception Use Modification, the change of location for construction of an approved recreation hall.

Motion for negative declaration- passed.

A motion was approved and granted for a proposed modification to the existing permit for Gravel Ponds to relocate the existing pavilion (20 x 40) and installation of new building (60 x 108) with a condition that a dry hydrant be installed.

January 5, 2021

Damico Resubdivision. Resubdivision approved for a (2) lot subdivision to create a separate 2-acre lot for an existing house and accessory structures on the frontage parcel. The property is located at 2393 North Road and is in an AR-2 Zoning District. The Tax I.D. number 198.03-1-10 is the remaining lot 82 acres.

January 5, 2021

Campground subdivision. A subdivision approved on a portion of current Tax I.D. #198.04-1-10.1 subdividing it into 2 lots: Lot 1 will be approximately 54 acres and Lot 2 will be just over 12 acres. This would allow a potential 49 new campsites on Lot 2.

June 15, 2021

Special Exception Use Modification. Approved Phase 7 of the seasonal campground development Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception there will be 49 new sites.

Approved the preliminary and final site plan for Gravel Ponds Campground Subdivision dated January 2020 Drawing Numbers 201011GP1 and 201011UP1 subject to the conditions.

A total of 118 sites as marked on site plan map dated June 2, 2021. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service. Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 243 permanent seasonal sites as marked on map dated June 2, 2021, equipped with water, electric, telephone and cable hook -up and sanitary holding tanks.

A comprehensive review of all previous actions and conditions was conducted. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

April 12, 2023

Application received for modification to special exception use for pool and store area improvements and a new campground area known as phase 8. The campground had been purchased by Gravel Ponds SPE LLC, phase 8 would consist of a 30 acres expansion including 88 new sites, a shower building, playground, two pavilions, roads and a second entrance/exit for the campground. There would be an additional dry hydrant and lockbox for emergency access. The area would be a “rural woodsy setting” for the sites with as much foliage and trees maintained as possible.

On May 2, 2023, a public hearing was held, input was received from the public. The Planning Board directed a review of elevations and additional information.

On June 6, 2023, the Planning Board reviewed 28 additional letters and emails all in support of the project. The Board reviewed a landscape and visual shielding layout submitted by the applicant with a presentation and discussion with the applicants’ landscape architect. The Towns engineer comments were minor and were reviewed. County comments were reviewed.

During the final project review it was found that the January 5, 2021, subdivision approval was different from the June 2021 filed subdivision map. The applicant requested that the Planning Board modify the lot lines of the Gravel Ponds Subdivision that was approved on January 5, 2021, to reflect subdivision lines as shown on the November 2020 subdivision map that was signed by all interested parties and filed in the Monroe County Office on June 24, 2021 in Liber 363 of Maps page 17 and that the Board waive a Public Hearing as permitted by the Town Code for a simple modification of lot lines.

On July 5, 2023, the Planning Board reviewed the request for a resubdivision under 116-5 as a lot line modification. The Board voted to waive a public hearing, determined this was a Type II action under 6NYCRR 617.5 (c) (16) granting of individual setback and lot line variances and adjustments and approved the lot line adjustment.

August 1, 2023

Special Exception Use Modification.

Motion for negative declaration- passed.

Approved Phase 8 of the seasonal campground development Gravel Ponds Campground’s application for a modification and expansion of an Existing Special Exception motion was approved and granted for a proposed modification to existing permit

Approved Gravel Ponds Campground’s updated Master/Site Plan dated July 31 2023, which includes any prior applications before the Planning Board except as noted in the conditions.

A total of 118 sites as marked on site plan map dated July 31, 2023. Short term/rustic sites are sites with limited or no facilities. Short term/rustic sites typically have a campfire pit, picnic table and water, some sites may have electric service. Longer term campers shall be RV type vehicles and trailers, units must be able to be DMV registered, which will use 331 permanent seasonal sites as marked on map dated April 2023 equipped with water, electric,

telephone and cable hook-up and sanitary holding tanks.

Updated the comprehensive review of all previous actions and conditions. A summary of all conditions was done and made part of the motion and a historical summary was done and made part of the motion. The approvals satisfied and superseded all other conditions detailed in previous approvals.

New Business:

- None

Future Business:

- National Grid is applying to expand their substation on Guthrie Road.

There was discussion on the code changes for Battery Storage, Cannabis and Short-Term Rentals.

The Board is referring the new codes for battery storage and Cannabis to the Town Board. They are still discussing the code changes for Short-Term Rentals.

T. Steves made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Renee Smith