

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
June 6, 2023**

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

Members absent:

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.

R. Hatch made a motion to approve the Town of Wheatland Planning Board minutes from 05/02/2023, seconded by T. Steves and approved as follows:

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

**Old Business:**

➤ **Gravel Ponds**

*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*

Jack Miller was present to speak to the Board and answer questions.

J. Coates stated that since the Public Hearing there have been over 20 letters and emails received from the Public in favor of the project. The common themes are that there are rules and quiet times.

T. Rech and J. Coates met with the Applicant, engineers, and a landscape architect to look at the visual impacts of this project.

Peter Fernandez, the landscape architect, was present to speak remotely. He stated that he did a site visit on 5/13/2023 and took photographs of the worst views of the site. He also did an elevation analysis within Gravel Ponds to determine the high and low points of the area. He determined that the best approach would be to keep the current vegetation and plant new evergreens at different high points in a layered approach. Mr. Fernandez stated that they are planning to screen the access drive with maple trees. There would be 62 trees planted with this plan.

Kip Finley was present to represent the Paszkos. He stated that he likes the landscape plan but would like to see more trees being planted. He stated that he would like around 38 more trees planted. He also stated that he would like to see more evergreens planted since the deciduous trees lose their leaves for the winter.

The Engineer comments were received with nothing substantial being mentioned.

LaBella will need to draft an Environmental Assessment Form.

## **New Business:**

### **➤ Charity Bible Church**

*The application of Peter Carpenter of Marathon Engineering as agent for Charity Bible/Curtis Fitts to seek approval for a re-subdivision (combination) of 2 lots (1792 & 1794) Scottsville Mumford Rd. Additionally, upon combination, to seek special exception approval for a caretakers or owners dwelling unit on the combined parcel. Parcels are in a Highway Commercial (HC) Zoning District. The Tax Parcel numbers are 198.04-1-5 & 198.04-1-6.*

They are located at 1792 and 1794 Scottsville Mumford rd. They would like to combine both pieces of land into a single lot. These Lots are zoned as commercial highway.

County Comments were received with nothing substantial.

The residential portion will remain on Roll Section 1 to keep its taxable status.

**The Public Hearing was opened at 8:13 pm by Chairman Coates reading the following Public Hearing Notice:**

**NOTICE OF PUBLIC HEARING:**

The Planning Board of the Town of Wheatland, pursuant to Sections 116-1,116-22 and 130-22.F., 130-60. B. of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, June 6, 2023**, at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main Street, Scottsville, NY** to consider the following:

The application of Peter Carpenter of Marathon Engineering as agent for Charity Bible/Curtis Fitts to seek approval for a re-subdivision (combination) of 2 lots (1792 & 1794) Scottsville Mumford Rd. Additionally, upon combination, to seek special exception approval for a caretakers or owners dwelling unit on the combined parcel. Parcels are in a Highway Commercial (HC) Zoning District. The Tax Parcel numbers are 198.04-1-5 & 198.04-1-6.

All interested parties are asked to attend and be heard or to submit written comment concerning this application. To view the Public Access Files, go to the Town of Wheatland's Meetings & Events Calendar to the date above or use the link below:

[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: May 17, 2023

**The Public hearing was closed at 8:14 P.M.**

R. Hatch made a motion to approve a Negative Declaration under SEQR for this unlisted action, seconded by K. Gascon, and approved as follows:

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

R. Hatch made a motion to approve the Charity Bible subdivision, produced by Marathon Engineering, plan dated 11/21/22 with the following condition:

- The combined lot may not be subdivided in the future.

This was seconded by J. Burns and passed as follows:

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

M. Grasso made a motion to grant a special exception permit for a care takers residence for the Charity Bible subdivision with the following condition:

- The residential portion of the parcel will still be taxed on Roll Section 1.

This was seconded by K. Gascon and passed as follows:

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

### **Future Business:**

- Lot line alteration for Braman-Walders, 133 Mc Ginnis Rd.

Marshall Braman stated that his neighbor is going to be selling him a 1.1-acre lot to the North of his current property.

Mr. Braman stated that he has filed all the needed paperwork for this project.

R. Hatch made a motion to waive a Public Hearing for the Braman-Walders subdivision as shown on the map prepared by Jim Glogowski dated May 24, 2023, seconded by K. Gascon and unanimously approved. L. Michaels was not present for the vote.

- Alteration of Lot line for 9048 & 9050 Union Street.

J. Burns made a motion to waive the Public Hearing for the alteration of lot line for 9048 and 9050 Union Street, seconded by T. Steves and unanimously approved. L. Michaels was not present for the vote.

- Code changes were sent to the Board for their review. They will be reviewing and will then make a recommendation to the Town Board.

M. Grasso made a motion to adjourn the meeting, seconded by R. Hatch and unanimously approved. The meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Renee Smith