

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
March 4, 2025**

Members present: Joe Burns, Eric Stein, Jay Coates and Laura Michaels

Members absent: Robert Hatch, Mike Grasso, Kane Gascon

Also present: Ed Shero, Town Board Liaison
Eric Stowe, Attorney for the Town

Chairman Coates called the Town of Wheatland Planning Board meeting to order at 7:00 P.M.

J. Coates made a motion to approve the Town of Wheatland Planning Board minutes from 2/5/2025, seconded by J. Burns and approved as follows:

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

Old Business:

➤ **Gravel Ponds**

J. Coates made an amended motion for the SEQR approval for Gravel Ponds which was passed at the 2/5/2025 Planning Board meeting.

J. Coates made a motion to declare the application for Special Exception use for Site Plan approval for Gravel Ponds for phases 9-12 to be an unlisted action under SEQR 6NYCR617, after review makes a Neg Dec under SEQR., seconded by J. Burns, and passed as follows:

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

➤ **North Road Hewitt Krenzer Solar**

TOWN OF WHEATLAND PLANNING BOARD
RESOLUTION ACCEPTING APPLICATION AS COMPLETE
AND DECLARING INTENT TO BE SEQRA LEAD AGENCY
FOR THE NORTH WHEATLAND SOLAR PROJECT

At the meeting of the Town of Wheatland Planning Board held on March 4, 2025, Board Member J. Burns moved adoption of the following resolution: Board Member L. Michels seconded the motion.

WHEREAS, the Town of Wheatland Planning Board (the “Board”) is considering an application for a Special Exception Use and Site Plan Approval pursuant to Section 130-62 W. Solar Energy Systems of the Wheatland Town Code submitted by Greenspark Solar on behalf of North Wheatland Solar LLC (together the “Applicant”) for a ±2.25 megawatt (“MW”) AC solar photovoltaic system (the “Project”) on approximately 22.7 acres of a parcel located at 1226 North Road (Tax Map Parcel 186.04-1-19.2) (the “Property”) within the Agricultural Rural (A-2) Zoning District;

WHEREAS, on or about October 1, 2024, the Applicant made an initial presentation to the Board on the Project and Application, received comments from the Board, the Building Inspector, and the public;

WHEREAS, on or about November 19, 2024, the Applicant submitted an application package including the Town’s application form, a landowner authorization form, civil site plan set, a Full Environmental Assessment Form (“FEAF”), a proposed Operations and Maintenance Plan, proposed Decommissioning Plan and Estimate, a Phase 1 Environmental Site Assessment (“ESA”), a wetland delineation report, visual simulations and line of sight analysis, a proposed stormwater pollution prevention plan (“SWPPP”), and responses to comments received;

WHEREAS, On or about December 1, 2024, the Applicant presented the Project as set forth in the civil plan set to the Board, received additional comments from the Board on the Project;

WHEREAS, on or about February 7, 2025, the Applicant submitted a supplemental package to the Board responding to the comments received from the Board including an updated narrative of the project describing the phases of the project, a revised FEAF covering both the Project and phase 2 (a solar energy

project to be permitted separately), a utility property owner consent for interconnection, landowner consent for the access easement, an updated civil site plan set (depicting both the Project and phase 2), electrical 3-line drawing and equipment specifications; the Project SWPPP including an addendum addressing fire emergency details, proposed decommissioning plan and estimate, proposed operations and maintenance plan, Phase 1 ESA, and line of sight analysis;

WHEREAS, the Applicant has advised the Board that a second large-scale ground mounted solar energy system (± 2.375 MW AC) may developed in the future on lands adjacent to the Project located on Scottville-Chili Road (Tax Map Parcel 186.04-1-11.1) owned by Scott Krenzer but necessary permits and approvals will be applied for separately;

WHEREAS, the State Environmental Quality Review Act (ECL Article 8 and its implementing regulations at 6 NYCRR Part 617, collectively "SEQRA") require that no agency shall carry out, fund or approve an action until it has complied with the requirements of SEQRA;

WHEREAS, while the Application only seeks permits and approvals for the Project, to ensure a complete review of the impacts of each project individually and together, the SEQRA review for the Project will consider both projects together as a single Proposed Action;

WHEREAS, the Board desires to be lead agency for the purpose of conducting a coordinated SEQRA review for the Project and to notify all potentially involved agencies and farm operations as defined by NYS Agriculture and Markets Law, Article 25-AA within 500 feet of the proposed project as the Project will take place within a certified Agricultural District;

WHEREAS, the following farm operations have been identified within 500 feet of the Project:

Scott Krenzer: 1001 Chili-Scottsville Rd., Scottsville, NY 14546. (Tax Map Parcel No. 186.04-1-1.1)

Peter Burns: 1945 Chili-Scottsville Road, Scottsville, NY 14546; (Tax Map Parcel 186.04-1-15)

Stokoe 1812 Inc: North Road, Scottsville, NY 14546; (Tax Map Parcel 186.03-1-4)

WHEREAS, the Board identified the following involved and interested agencies and parties:

Town of Wheatland Planning Board;
Town of Wheatland Town Board;
NYS Environmental Research and Development Authority;
NYS Dept. of Environmental Conservation (Region 8);
NYS Dept. of Agriculture and Markets;
NYS Dept. of Transportation (Region 4);
NYS Office of Parks Recreation and Historic Preservation;
Monroe County Executive;
Monroe County Dept. of Planning & Development;
Mumford Fire District;
Wheatland-Scottsville Fire District;
Agriculture and Life Science Institute.

WHEREAS, on or about February 14, 2025, and February 26, 2025, the Applicant submitted supplemental information consisting of a series of visual simulations depicting views of the Project, both with and without proposed visual screening; and

WHEREAS, the Board has reviewed the Application and supplemental submissions provided by the Applicant.

NOW, THEREFORE, BE IT RESOLVED by the Town of Wheatland Planning Board that:

1. The Application (together with the supplemental submissions) is complete in accordance with the Wheatland Town Code;
2. The Board declares its intent to be Lead Agency pursuant to SEQRA and intends to undertake a coordinated review for the environmental review of the Project;
3. The Applicant is directed and authorized to issue notices to all involved and interested agencies of the Board's Intent to Act as Lead Agency under SEQRA together with a copy of the Application, civil plans set, Part 1 of the EAF, and other supporting documents for the Project;
4. The Applicant is directed and authorized to refer to the Complete Application to the Monroe County Department of Planning and Development pursuant to GML § 239-m for consideration at the next meeting of the Monroe County Planning Board;
5. The Chairman is authorized and directed to send the Completed Application to the town's designated engineer for review; and
6. This resolution shall take effect immediately.

PASSED AND ADOPTED this 4th day of March 2025 by the Town of Wheatland Planning Board.

ROLL CALL VOTE	Yes	No	Absent
Jay Coates, Chairman	X		
Mike Grasso, Vice Chairman			X
Joe Burns	X		
Kane Gascon			X
Robert Hatch			X
Laura Michaels	X		
Eric Stein	X		

I, Renee Smith, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Wheatland Planning Board for its March 4, 2025 meeting.

Renee Smith, Clerk of the Board

County Comments were received.

This is a 15-acre parcel that Travertine will be leasing from Sabin. The building is a 3,000 square foot pole barn that is insulated and will house equipment. They will be using a construction style trailer for 2-4 employees with offices and labs. There will also be an external concrete pad.

Travertine is a company from Colorado that is working on commercializing a process to recycle gypsum waste into sulfuric acid and taking CO2 from the atmosphere and making a solid mineral. Sabin will be using sulfuric acid in their metal recycling process.

There was discussion about new wetland regulations from the DEC which will result in a 90-day delay for the project.

The public hearing was opened at 7:20 P.M. by reading the following Public Hearing Notice:

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Section 130-22.F. of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, March 4, 2025** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

The application of Travertine Technologies, Inc. to seek site plan approval for the construction of a 3,000 sq ft metal panel structure and an adjacent 12' x 64' concrete pad for research and development of a gypsum recycling plant. The property is located at 1647 Wheatland Center Road, 500 feet east of Wheatland Center Road and 200 feet North of Stewart Road; owned by Sabin Metal Corp. This is in a Commercial Industrial Park (CIP) Zoning District. The Tax I.D. number is 209.02-1-2.

All interested parties are asked to attend and be heard or to submit written comments concerning this application.

Public access to view files using link:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFI1FxerrUug

Jay D Coates, Chairman
Wheatland Planning Board
Dated: February 11, 2025

The following comments and concerns were made by the public in attendance:

- **Maureen Leupold**, Oatka Creek Rd
 - Questioned how they will be removing the gypsum safely without it going into the creek?
 - The DEC will be working with them on the plan

- **Randy Dunn**, 489 Stewart Rd
 - Questions about containment for his well because of the sulfuric acid
 - Concerned about producing hydrogen since that is explosive
 - Changing the landscape by mining the Gypsum hills
 - What happens to the waste?
 - Working with the DEC for procedures
 - Questioned whether they would build a bigger plant at a later date?
 - They would have to come back before the Planning Board before that could happen

J. Coates stated he and Terry Rech have been working with the Applicant and the Engineers on the chemicals and containment areas.

- **Kevin Marks**, 10 Beckwith Ave
 - Asked about how much tailings would remain
 - Tailings are large clumps of rock and earth that won't go through the screening, these would be returned back to the original pile
 - How much sulfuric acid will be on site?
 - 2,360 liters on site at any time

J. Coates stated that this sulfuric acid is classed only as an irritant.

- **Billie Hasenauer**, 1 Genessee St
 - How is the Hydrogen being transported?
 - The hydrogen will be vented to the environment, it will not be stored

- **Delores Kingsbury**, 489 Stewart Rd
 - What happens when they use up the supply at Sabin?
 - There are many places in the country that have gypsum that can easily be shipped
 - What about sinkholes in the area?
 - Took core samples

The Public hearing was closed at 7:43 P.M.

Future Business:

None

- There will be no work session

J. Burns made a motion to adjourn the meeting, seconded by L. Michaels and unanimously approved. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Renee Smith