

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
October 7, 2025**

Members present: Joe Burns, Eric Stein, Jay Coates, Kane Gascon, Robert Hatch, Mike Grasso,  
Laura Michaels

Members absent:

Also present: Ed Shero, Town Board Liaison

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

*R. Hatch made a motion to approve the Town of Wheatland Planning Board minutes from 9/2/2025, seconded by J. Burns and approved as follows:*

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

**Old Business:**

➤ **GreenSpark Solar-CS Wheatland Solar**

J. Coates stated that he received a letter from Mark Sweeny requesting a 90-day extension.

R. Hatch made a motion to grant a 90-day extension to GreenSpark CS Wheatland Solar, seconded by J. Burns and passed as follows:

Joe Burns – aye  
Kane Gascon -aye

Mike Grasso -aye  
Laura Michaels -aye  
Robert Hatch - aye  
Eric Stein -aye  
Jay Coates -aye

J. Coates stated that CS Wheatland is planning to do as much underground as possible.

## **New Business:**

### **➤ Harkness Subdivision**

Daniel J. Holtje, Land Surveyor, was present to speak for the Applicant. He stated that this is a lot line adjustment, the Harkness' are selling off a piece of their property to a neighbor.

**The public hearing was opened at 7:15 P.M. by reading the following Public Hearing Notice:**

### **NOTICE OF PUBLIC HEARING:**

The Planning Board of the Town of Wheatland, pursuant to Sections 116-1 and 116-22 of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, October 7, 2025** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

*The application of Finger Lakes Land Surveying, P.C., Daniel J. Holtje, L.S., as agent for Cory and Chelsea Harkness to seek approval for a lot-line adjustment subdivision. The property is located at 3602 North Rd, with lands to be purchased and combined with adjacent lands at 3586 North Rd.*

*The Tax I.D. numbers are 197.01-1-7 and 197.01-1-6, respectively.*

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

Jay D. Coates, Chairman  
Wheatland Planning Board  
Dated: September 9, 2025

No One from the Public came forward to speak. **The Public Hearing was closed @ 7:16 P.M.**

J. Coates made a motion to declare the application for the Harkness-Buckley subdivision at 3602 and 3586 North Road to be a Type II action under SEQRA 6 NYCRR 617.5(c)(15) with no need for further review, seconded by M. Grasso, and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso		X	X			
Robert Hatch			X			
Laura Michaels			X			
Eric Stein			X			
Jay Coates, Chair	X		X			

J. Coates made a motion to approve the subdivision for the Harkness-Buckley subdivision at 3602 and 3586 North Road based on the map by, Finger Lakes Land Surveying, P.C. dated, July 21, 2025. A 0.422 acre portion will be removed from a 4.021-acre existing lot at 3602 North Road tax parcel 197.01-7 reducing it to 3.5 acres. This lot is compliant with AR-2 zoning dimensions. Tax parcel 197.01-6, 3586 North Road is currently a pre-existing non-conforming lot of 0.251 acres, this will increase the lot size to 0.673 acres. The lot will still be pre-existing non-conforming.

This is subject to the following condition: that the 0.422 acres of land subdivided from 3602 North Road tax parcel 197.01-7 be combined with tax parcel 197.01-6, 3586 North Road.

Seconded by M. Grasso and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels			X			
Eric Stein			X			
Jay Coates, Chair	X		X			

## ➤ Booth Subdivision

Jeffrey A. Tiede was present to speak for the Applicant. They are creating 3 subdivision lots in the back of the Booth property. AR-183, AR-184, and AR185. The two back lots will be sold to adjacent owners, easements have been created for both properties.

County comments have been received, with nothing to note.

Engineer comments have been received.

**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 Sections 116-1 and 116-22 of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, October 7, 2025** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

*The application of Jeffrey A. Tiede as agent for JoanRae Booth to seek approval for a (3) lot subdivision. The property is located at Booth Lane, off Wheatland Center Rd., 14546  
The Tax I.D. number is 209.02-1-36.1.*

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: September 9, 2025

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

- **Delores Kingsbury**, 489 Stewert Rd.
  - Questioned whether this would be a building lot?
    - It was stated that this is a wetlands area and so building would not be possible.

**The Public Hearing was closed @ 7:22 P.M.**

J. Coates made a motion to declare the application for the Booth subdivision to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need for further review, seconded by R. Hatch, and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch		X	X			
Laura Michaels			X			
Eric Stein			X			
Jay Coates, Chair	X		X			

J. Coates made a motion to approve the Booth subdivision of a 54-acre parcel 209.02-1-36.1 into three (3) parcels; 15.984 acres, 34.638 acres and 3.385 acres. As shown on the subdivision map by Jeffery A. Tiede, dated July 26, 2025.

Subject to the following conditions:

1. Easements shall be filed and all parcels shall have access to a roadway, and
2. The Wheatland Mine Subsidence Notice shall be placed on the filed subdivision map.
3. Add “Not approved for building” on all 3 lots.

Seconded by J. Burns and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
Joseph Burns		X	X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels			X			
Eric Stein			X			
Jay Coates, Chair	X		X			

### ➤ **McGinnis Rd. Subdivision and Site Plan**

Robert Fitzgerald was present to speak for the Applicant. The original lot is 200 acres; the Applicant is planning to build a house on Lot 1. The house will have a septic system and a walk-out basement. J. Coates stated that they need wetland determination from DEC before they can continue. He stated that the Board can approve the project with this as a condition.

**The public hearing was opened at 7:36 P.M. by 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 of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, October 7, 2025** at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

***The application of Robert Fitzgerald, P.E., as agent for SMAKK, LLC to seek approval for a (2) lot subdivision and single-family site plan. The property is located on West side of McGinnis Rd., roughly 3300' north of Scottsville-Mumford Rd. The Tax I.D. number is 197.04-1-14.***

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: September 9, 2025

### The Public Hearing was closed @ 7:37 P.M.

J. Coates made a motion to declare the application for the McGinnis Spencer subdivision on McGinnis Road to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) and preliminary and final site plan approvals for a single-family dwelling under SEQR 6 NYCRR 617.5(c) (11), with no need for further review, seconded by I. Michels, and approved as follows

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns			X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels		X	X			
Eric Stein			X			
Jay Coates, Chair	X		X			

J. Coates made a motion to approve the subdivision for the McGinnis Spencer subdivision on McGinnis Road, preliminary and final site plan approvals for a single-family dwelling based on the map by Fitzgerald Engineering, dated June 2, 2025, Project number 25-0020. With the following conditions:

1. Before a building permit is issued that the applicant gets a wetland determination from the New York State Department of Environmental Conservation.

2. Map prepared making all the changes that were addressed in the 9/25/2025 LaBella letter.

Seconded by J. Burns and approved as follows:

<b>Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
Joseph Burns		X	X			
Kane Gascon			X			
Mike Grasso			X			
Robert Hatch			X			
Laura Michaels			X			
Eric Stein			X			
Jay Coates, Chair	X		X			

### **Future Business:**

- None
- There will not be a workshop this month

R. Hatch made a motion to adjourn the meeting, seconded by E. Stein and unanimously approved. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Renee Smith