

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
July 7, 2026**

Members present: Jay Coates, Robert Hatch, Mike Grasso, Laura Michaels, Eric Stein (arrived late)

Members absent: Joseph Burns, Kane Gascon

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

M. Grasso made a motion to approve the Town of Wheatland Planning Board minutes from 6/2/2026, seconded by R. Hatch and approved as follows:

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

Old Business:

➤ **Chirico Subdivision**

The application of Anthony & Frank Chirico to seek approval for a two (2) lot subdivision and Residential Site Plan review. The property is located at 0 Oatka Creek Rd, Mumford, NY 14511 and is in an AR-2 and F-1 Zoning district. The Tax I.D. # is 208.01-1-2.2.

Eli McWinty was present to speak for the Applicants Frank and Anthony Chirico who were also present at the meeting.

J. Coates stated that letters were received from Parks and Rec, and from the DEC stating that there were no concerns.

J. Coates made a motion to declare the application for the Chirico Oatka Creek Road 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:

	Motion	Second	Aye	Nay	Absent	Recused
Member						
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 subdivision for the Chirico Oatka Creek Road subdivision based on the map by Creekside Boundary Land Surveying LLC, dated, 3/28/20263. Seconded by M. Grasso and approved as follows:

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

New Business:

- None

Future Business:

- None

There was discussion on revising the Solar Code for the Town.

R. Hatch made a motion to adjourn the meeting at 7:42 P.M., seconded by L. Michaels and unanimously approved.

Respectfully submitted,

Renee Smith