

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
September 3, 2024**

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

Members absent: Mike Grasso

Also present: Ed Shero, Town Board Liaison

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 0702/2024, seconded by R. Hatch and approved as follows:

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

Old Business:

➤ **Gravel Ponds**

Tabled

➤ **Kingsbury Subdivision**

Tabled

SHIPO determined that the archeological study would not need to be done at this time since it is a land subdivision. It would be necessary if it was developed.

Monroe County Clerk did not have any information.

➤ **Guthrie Road Subdivision**

Guthrie Road Subdivision

Review SEQRA Part 2

R. Hatch made a motion to declare the application for the Guthrie Stein Farm subdivision on Guthrie Road to be an unlisted action under SEQR 6 NYCRR 617.7 and per section 617.20, after review of SEQRA part two short form determines that there are no significant impacts. Seconded by T. Steves, and approved as follows

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns			x			
Kane Gascon			x			
Robert Hatch	x		x			
Laura Michaels			x			
Tim Steves		x	x			
Jay Coates, Chair			x			

J. Burns made a motion to approve the Guthrie Stein Farm subdivision at Guthrie Road on the map by Arrowpoint Land Surveyors, dated March 11, 2024, as revised on August 19, 2024. Subject to the following conditions.

1. That the hammerhead turnaround required by New York State Fire Code for fire and emergency vehicle access be installed prior to the signing/filing of the subdivision maps.
2. Easements will be granted to the Town of Wheatland for the hammerhead turnaround, easements are subject to review and approval by counsel for the Town.
3. The Town of Wheatland abandons the unused portion of the existing Guthrie Road from the west subdivision boundary to the Livingston County line.
4. In order to comply with the dimensional provisions of the Code of the Town of Wheatland, a 49.5-foot-wide private road be created from the west subdivision boundary to the west boundary of the remaining portion of lands as shown on the subdivision map dated August 19, 2024. Maintenance of the private road shall be the responsibility of the owners of 256 Guthrie Road, 257 Guthrie Road and the remaining portion of the parcel 209.03-1-3
5. Easements for access to the private road shall be given to all three lots; 256 Guthrie Road, 257 Guthrie Road and the remaining portion of the parcel 209.03-1-3 and a driveway agreement be created and recorded.

Seconded by, R. Hatch and approved as follows:

Member	Motion	Second	Aye	Nay	Abstain	Recused
Joseph Burns	x		x			
Kane Gascon			x			
Robert Hatch		x	x			
Laura Michaels			x			
Tim Steves			x			
Jay Coates, Chair			x			

New Business:

➤ **2100 Wheatland Center Road, Lot line adjustment**

This went to the Zoning Board on August 6th for a Variance and are now seeking approval from the Planning Board for a minor subdivision.

County Comments have not been received.

K. Gascon made a motion to waive the Public Hearing, seconded by R. Hatch and passed as follows:

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

➤ **53 & 41 Dakin Street Subdivision**

R. Hatch recused himself since he is representing the Applicant.

R. Hatch stated that two neighbors would like to subdivide the land locked parcel in the rear of their property and then combine with the existing 2 lots.

The County Comments have not been received.

K. Gascon made a motion to waive the public hearing, seconded by T. Steves and approved as follows:

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

Future Business:

- Two new solar farms.

L. Michaels made a motion to approve the Master Plan being forwarded to the Town Board, seconded by J. Coates and passed as follows:

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

T. Steves made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Renee Smith