

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
November 5, 2025**

Members present: Joe Burns, Eric Stein, Jay Coates, Robert Hatch, Mike Grasso,

Members absent: Laura Michaels, Kane Gascon

Also present: John Crowley, Building Inspector
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 10/7/2025, seconded by J. Burns and approved as follows:

Joe Burns – aye
Kane Gascon -absent
Mike Grasso -aye
Laura Michaels -absent
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:

➤ DeAngelis Subdivision

The application of Angelo DeAngelis to seek approval for a (3) lot subdivision. The property is located at 8990 Union St., Scottsville, 14546. The Tax I.D. number is 186-03-1-10.1.

The public hearing was opened at 7:08 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 **Wednesday, November 5, 2025**, at 7:00 P.M. in the **Wheatland Municipal Building, Scottsville, NY** to consider the following:

The application of Angelo DeAngelis to seek approval for a (3) lot subdivision. The property is located at 8990 Union St., Scottsville, 14546. The Tax I.D. number is 186-03-1-10.1.

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

To view the Public Access Files, contact our office at (585) 889-1553 ext. 107 to make an appointment or go to the Town of Wheatland's Meetings & Events Calendar to the date above which will bring you the link below:

https://townofwheatland.sharepoint.com/:f:/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFIIFxerrUug

Jay D. Coates, Chairman
Wheatland Planning Board
Dated: October 14, 2025

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

- **Steven Luce**, 9052 Union Street.
 - Questioned where houses will be built?
 - J. Coates stated that it is a subdivision, and there is no plan to build.
 - Will all lots have 200 Ft of frontage?
 - J. Coates answered “Yes” to the question

The Public Hearing was closed @ 7:10 P.M.

J. Coates made a motion to declare the application for the DeAngelis subdivision and lot line adjustment at 8990 Union Street and other parcels owned by Angelo DeAngelis to be a Type II action under SEQR 6 NYCRR 617.5(c)(15) with no need for further review, seconded by J. Burns, and approved as follows

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

J. Coates made a motion to approve the DeAngelis subdivision and lot line adjustment at 8990 Union Street and other parcels based on the map by Schultz Associates, dated September 2, 2025, Project Number 24.291. The existing parcels at 8990 Union Street are a 150.46 acre parcel number 186.03-1-10.1 that has a house and commercial building on it and a 13.05 acre lot parcel 186.03-1-8. These parcels will be subdivided and the lot line adjusted into three lots. Lot 1 will be a 28.475 parcel that will include the existing house and commercial building as required by a previous special exception use approval. Lot 2 will be a 7.041-acre lot and Lot 3 will be the remaining lands totaling 127.76 acres. Seconded by J. Burns and approved as follows:

| Member | Motion | Second | Aye | Nay | Absent | Recused |
|-------------------|--------|--------|-----|-----|--------|---------|
| 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 be a workshop this month on November 18th.

J. Burns made a motion to adjourn the meeting at 7:40 P.M., seconded by R. Hatch and unanimously approved.

Respectfully submitted,

Renee Smith