

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
January 4, 2022**

Members present: Joseph Burns, Laura Michaels, Robert Hatch, Jay Coates
and Mike Grasso

Members absent: Kane Gascon and Tim Steves

Also present: Terry Rech, Building Inspector

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

J. Burns made a motion to approve the minutes from 12/7/2021, seconded by R. Hatch and unanimously approved as follows:

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

Old Business:

➤ ***AES - Ravich Solar***

Nothing new to report

New Business:

➤ **Bodhi Solar Project**

Bridget Cuddihy the Lead Developer was present to give an overview of the project. She stated that the project will be a 5 MW ac system. It will be located on Riga Mumford Road on the southern portion of a 137-acre lot

with a 46-acre area of disturbance. The access road will be off Riga Mumford Road. This will be a lease agreement between Cypress Creek and the property owner.

Ms. Cuddihy stated that the project will be going along the tree line, they will not be removing any trees. There will be 7 poles along the northern side of the access road. They will be planting 4 different tree species as screening along North Road, the access road, along the front of the system and the corner of North Rd and Riga Mumford Rd.

J. Coates stated that he has concerns about the view sheds, that is what the community seemed most concerned about with the previous Solar project. He mentioned that the Board will probably want to have enhanced screening along North Rd.

J. Coates also mentioned the poles and questioned the ability to be underground. Mark Sweeny, attorney for Cypress Creek stated that they are looking into that as a possibility, and they will get back to the Board. Mr. Sweeny stated that there will be some poles that are customer poles and others are National Grid poles. The project has control over the customer poles but does not have control over the National Grid poles.

Ms. Cuddihy stated that this will be a community solar project. Community members who have National Grid can buy into the “farm”, which would get them credits on their National Grid bill.

There were a few members of the community in attendance, their main concern was the view shed. They also had concerns over the sound level and increased traffic during construction. They also questioned the length of time for the construction. Ms. Cuddihy responded that construction would last around 16-20 weeks. There would be the noise of construction trucks for deliveries between the hours of 7 a.m. to 7 p.m. After construction there will be only routine maintenance for both the system and landscaping.

Ms. Cuddihy stated that the posts may be pile driven, which will create a noise issue during construction. Mr. Sweeny stated that there are things that can be done to help alleviate the disturbances. They will have more information for the March meeting, possibly earlier.

M. Grasso made a motion that the Town of Wheatland Planning Board request of all involved agencies that we would be Lead agency of the Bodhi I Solar, LLC 5 MW ac solar project on Riga Mumford Rd. This was seconded by R. Hatch and passed as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye

The following is a summary list of information that the Board is requesting for this project:

1. Information on Community Solar
2. The 3-line electrical drawings
3. SHPO concurrence
4. Landscaping
5. Additional landscape screening
6. Information on ability to ground mount equipment instead of using poles
7. Information from NYS AG&MKTs. from the mitigation plan for NYSERDA

8. Geo Tech
9. Construction related impacts
10. Pile drivers and types of equipment that will be used
11. Decommissioning plan

Ms. Cuddihy stated that Q1 2023 is the targeted date for the construction to begin.

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in January.

R. Hatch made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 8:12 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
March 1, 2022**

Members present: Joseph Burns, Laura Michaels, Robert Hatch, Jay Coates
Tim Steves and Mike Grasso

Members absent: Kane Gascon

Also present: Terry Rech, Building Inspector

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

J. Burns made a motion to approve the minutes from 1/4/2022, seconded by M. Grasso and approved as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -abstain
Kane Gascon - absent

Old Business:

➤ ***AES - Ravich Solar***

This project will be on hold until June.

➤ **Bodhi Solar Project**

Lead agency requests have been sent out. County Comments and Engineers comments have been received. Bridget Cuddihy, from Cypress Creek was present remotely. She stated that a formal letter will be sent with their responses to the engineer's comments.

J. Coates stated that the Board has received updated information. This includes updated plans, views, and revised full environmental forms.

Ms. Cuddihy stated that Cypress Creek has updated information. She stated that the pole line up was updated. The plans changed from having 6 poles to having 4 poles and 2 pad mounts. The 2 pad mounts contain the utility meter and the customer meter. The landscaping plan has also been changed. They shifted from only evergreens to a blend of deciduous trees and evergreens. The SEQR has been revised to incorporate the Town of Wheatland's Ag and Farmland Protection Plan. A redacted version of the lease agreement with the owners has also been included.

J. Coates stated that they have had discussions about the screening plantings during their weekly calls with Cypress Creek. Ms. Cuddihy stated that they are looking at planting some smaller shrubs along with the trees to help with the screening. There have been discussions of whether to add a berm to the screening as well. Mark Sweeny, Attorney for Cypress Creek stated that the benefit of berms is that they raise plantings and add a hedgerow look, but it can be difficult for the plantings to thrive since they are raised up on the berm. If a berm is done for this project, it would be best to be lower so that the roots can grow down into the soil.

Mike Simons and Jonathon Spurr from LaBella Assoc. were present virtually to address the Board. He stated that they will be reviewing the Stormwater Management Pollution Protection Plan. This will be completed in a few weeks so that Cypress Creek will have time to review any comments before the Public Hearing.

R. Hatch made the following motion, seconded by L. Michaels. It was unanimously passed by the Board.

RESOLUTION ACCEPTING APPLICATION AS COMPLETE AND SETTING A PUBLIC HEARING FOR THE BODHI SOLAR PROJECT

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 Bodhi 1 Solar LLC (the "Applicant") for a 5.0 megawatt("MW") solar photovoltaic system (the "Project") on approximately 46.7 acres of a parcel located at 1699 Riga Mumford Road (Tax Map parcel 197.03-1-8.11) (the "Property").

WHEREAS, on or about December 1, 2021, the Applicant submitted an application package including a Town's application form, landowner authorization form , Civil site plan set, Full Environmental Assessment Form ("FEAF"), an Operations and Maintenance Plan, Decommissioning Plan and Estimate, a technical memorandum describing construction and measures to avoid or minimize potential environmental impacts, photographic visual simulations, a copy of the interconnection agreement for the Project, a farmland classification plan, the NYSDAM Notice of Intent, a glare analysis, a sound analysis and a proposed stormwater pollution prevention plan ("SWPPP");

WHEREAS, on or about January 4, 2022, 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 and the Board adopted a resolution declaring its intent to be Lead Agency under the State Environmental Quality Review Act (ECL Article 8 and its implementing regulations at 6 NYCRR Part 617, collectively ("SEQRA"));

WHEREAS, on or about January 10, 2022, the Monroe County Dept. Of Planning and Development having received a referral of the application from the Secretary to the Board pursuant to General Municipal Law

Section 239-m and Section 130-60 (c) of the Wheatland Town Code provided its determination and comments on the Application to the Board;

WHEREAS, on or about January 28, 2022, LaBella Associates, the Board’s engineering consultant, provided comments on the Application;

WHEREAS, on or about February 9, 2022, the Applicant submitted a supplemental package responding to the comments received from the Board, the Monroe County Planning and Development, LaBella Associates and the Public which included a revised site plan set, updated visual assessment analysis including visual simulations, a copy of the redacted agreement with the landowner for the Project, and a revised FEAF (the “Supplemental Submission”);

WHEREAS, on or about February 28, 2022, the Secretary of the Planning Board sent notices of the Board’s Intent to be Lead Agency to the Involved Agencies including the NYS Energy Research and Development Authority, NYS Dept. of Environmental Conservation, NYS Dept. of Transportation, NYS office of Park, Recreation and Historic Preservation, NYS Dept. of Agriculture and Markets, the Monroe County Dept. of Planning and Development, Monroe County Executive, the Wheatland Town Board, Mumford Fire District, Wheatland – Scottsville Fire District, Agriculture & Life Science Institute;

WHEREAS, the Board has reviewed the Application and Supplemental Submission and the comments from the other involved agencies;

NOW, THEREFORE, the Board hereby resolves the following:

1. The Application is complete for purposes of review in accordance with the Wheatland Town Code;
2. A public hearing shall be held on the Application on **April 5, 2022 at 7:00 pm** at the Wheatland Town Offices, 22 Main Street, Scottsville, New York 14546
3. The Secretary to the Board is directed and authorized to publish in the Town’s official newspaper, mail and/or post notices of the public hearing in accordance with the Wheatland Town Code; and
4. This Resolution shall take effect immediately.

Dated: March 1, 2022

PASSED AND ADOPTED by the Wheatland Planning Board on this 1st day of March 2022.

ROLL CALL VOTE

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Chair Coates	X			
Mike Grasso	X			
Tim Steves	X			
Joe Burns	X			
Laura Michaels	X			
Robert Hatch	X			
Kane Gascon			X	

T. Rech stated that the official address for this project is 1699 Riga Mumford Rd.

New Business: None

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in March.

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:24 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
April 5, 2022**

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

Members absent:

Also present: Terry Rech, Building Inspector
Raymond DiRaddo, Attorney for the Town

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

L. Michaels made a motion to approve the Town of Wheatland Planning Board minutes from 3/1/2022, seconded by T. Steves and approved as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -aye
Kane Gascon - abstain

Old Business:

➤ *AES - Ravich Solar*

Tabled

➤ **Bodhi Solar Project**

M. Grasso made a motion that since the Board has received no interest from other parties that the Town of Wheatland Planning Board will proceed as lead agency, seconded by R. Hatch, and passed as follows:

Joseph Burns – aye
Mike Grasso -aye
Robert Hatch -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -aye
Kane Gascon - aye

J. Coates said that there are 2 sets of engineer’s comments, one dated 1/28/22 and one dated 3/18/22. The Board is still waiting for the written responses from the 3/18/22 comments. There was discussion between J. Coates and the Applicant about the status of some of the comments.

Ms. Cuddihy had some updates to the design. She stated that the access drive will be moved to the south due to trees that can not be removed near the original site. Moving the access drive means that it is now in line with an existing National Grid pole, so now there is one less pole in the project. There are also updates to the landscaping along the Northern side of the fence along North Rd.

Ms. Cuddihy gave an overview of the project for the Public in attendance. She stated that the project will be a 5 MW ac system. It will be located on Riga Mumford Road on the southern portion of a 137-acre lot with a 46-acre area of disturbance. This will be a ground mounted single axis tracker system. All the power will go into the grid.

There were various viewpoints from multiple locations shared which showed the progression from install to 10 years after installation. There will be a mix of evergreen and deciduous trees used for screening. The fence will be a wooden post game fence with a black chain link fence covered with a green mesh. The goal is to make the views look as natural as possible and to blend into the environment.

Ms. Cuddihy said that this project will be a community solar project. She said that residents and businesses would be able to opt in through a subscription provider. They would receive a credit from National Grid every month for a portion of the power produced by the solar farm. There will be more information and resources available for the public as the project moves forward.

Mike Simon and Jonathon Spurr from LaBella were present to address the Board on the Glare study. Mr. Simon said that they have reviewed the Glare study and determined that they are using industry standard programing to prepare the report. It was determined that there are no areas of concern.

The posts for the panels will probably be pile driven, which will be loud. The construction times are currently planned to be from 7 am to 7 pm. There was discussion about limiting the timed during the day, but the result would be longer construction time. There will be more discussion on this subject.

The Public Hearing was opened at 8:07 pm by Chairman Coates reading the following Public Hearing Notice.

The Public Hearing will stay open until the next Planning Board meeting.

NOTICE OF PUBLIC HEARING:

The Planning Board of the Town of Wheatland, pursuant to Section 130-60.B, of the Code of the Town of Wheatland, will hold a Public Hearing on **Tuesday, April 5, 2022**, at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main Street, Scottsville, NY** to consider the following:

The application of Bodhi Solar, LLC/Cypress Creek Renewables, LLC for Special Exception Use (including SEQRA and Site Plan components) to construct and operate a ±5 MW Large-Scale Solar Energy System on a ±46.7-acre portion of Tax Map #197.03-1-8.11 located at 1699 Riga-Mumford Road in the Town of Wheatland, Monroe County, New York

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_WiKWTUEBiwVttCXSDlp7Jw5SV42XfA?e=chu5Xc

Jay D. Coates,
Chairman Wheatland Planning Board
Dated: March 17, 2022

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

- **Mark Fortner**, 1760 Riga Mumford Rd., Churchville, NY
 - Questioned if the inverters are cooled at all?
 - Mr. Sweeny said that there is not a water-cooling system, they are cooled by the air.
 - Questioned why the drilling was done?
 - Ms. Cuddihy stated that it was the Geotech study to determine what form of racking would be best for the project.

- **John Love**, 3314 North Rd., Churchville, NY
 - Mr. Love was thankful for the transparency of the project information.

- He stated that everyone wants green energy, but no one wants to see it.
 - He would prefer to see a construction work schedule of 8-5 to lessen the disruption to people's daily lives.
- **Marjorie Love**, 3314 North Rd., Churchville, NY
 - She is worried about losing the natural beauty of the area.
 - She stated that her house is eligible to be on the Historic register, she is currently working on the application.
 - She wants to make sure the history of the area is preserved.
- **Pat Hirokawa**, 1313 North Rd., Scottsville, NY
 - She lives around the corner from the other solar farm.
 - She suggested letting everyone in the area know ahead of time about the imminent construction noise, and the construction timeline. She said that she didn't know what the noise was when the construction started for the previous solar farm.
- **John Masiello**, 483 Stottle Rd., Scottsville, NY
 - He also agrees that everyone wants green energy, but no one wants to see it.
 - He said that Cypress Creek has seemed to go out of their way to minimize the visual impact of this project.
 - The noise will be short term, not a permanent issue.
- **Jim Gilman** 1389 Beulah Rd., Churchville, NY
 - Concerned that more retiring farmers will sell their land for solar farms. He wonders how many solar farms we will see in the Town in the coming years.
 - Mr. Sweeny said that there is a limitation on how many can go in certain areas because substations have capacities.
- **Nancy Gilman** 1389 Beulah Rd., Churchville, NY
 - Wondered what is in it for the Town of Wheatland?
 - J. Coates stated that this will increase the tax base.

The Public Hearing will remain open until the next Planning Board meeting.

The project plans will be posted on the public access site.

New Business: None

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in April.

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
May 3, 2022**

Members present: Mike Grasso, Kane Gascon, Laura Michaels, Tim Steves
And Jay Coates

Members absent: Joseph Burns, Robert Hatch

Also present: Terry Rech, Building Inspector
Raymond DiRaddo, Attorney for the Town

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 4/5/2022, seconded by L. Michaels and approved as follows:

Mike Grasso -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -aye
Kane Gascon - aye

Old Business:

➤ ***AES - Ravich Solar***

They pulled their application.

➤ **Bodhi Solar Project**

Bridget Cuddihy and Mark Sweeny were present to share updates on the project.

- They are working through the final stages for SHPPO concurrence.
- The engineering Department is reviewing the Geotech report.
- They have revised 1 of the 3 critical viewpoints. They are meeting internally to discuss the other critical viewpoints.

Ms. Cuddihy said that she hopes to have these things done by next week. She stated that their Engineers are working through the Town Engineer's comments. She is expecting to have all those worked into the site plan and the SWPPP by the 13th. They will then be able to issue their formal response.

J. Coates said that he will be sharing information on Teams regarding Visual screening. He stated that most of the Public Hearing statements from residents have related to the visual aspect.

The following email remark was sent in to be entered into the record:

From: John Love
Sent: Friday, April 22, 2022 11:27
To: Jay Coates
Subject: Solar Farm - Requests of John and Marjorie Love

Jay,

Thank you for giving us the opportunity to opine in writing about what we consider to be visually important as the solar farm project on Route 36 and North Road in the Town of Wheatland nears construction. Below are our thoughts and requests for consideration by the Town of Wheatland and for potential inclusion in the requirements by the Town. Once you have a chance to review the below, we would be happy to meet with you over the phone or in person to discuss this further or answer any questions you may have.

Goal: Use color and camouflage according to Bureau of Land Management standards to conceal the development areas in order to protect the visual integrity of the Route 36/North Road scenic landscape for the enjoyment of present and future generations, allowing area residents and travelers to view the countryside through the eyes of our immigrant ancestors who cleared the land for traditional agriculture.

Request:

1. Because BLM studies have concluded that camouflage works best to minimize impacts to the natural landscape when the facility is ¼ mile to 1 mile within the viewshed, fencing (i.e., stand alone fiberglass screens) or fence covers should be installed that repeat the colors seen in the surrounding landscape to diminish the impact of the structure.
 - a. From key observation points on Route 36 and on North Road, decide upon best color treatments
 - b. Field test colors and patterns to find the best fit with the landscape utilizing the five elements of visual information: form, line, color, texture, scale
 - c. Use BLM standard environmental colors
2. Color treat all poles and towers to reduce contrasts with existing landscape
3. Actively maintain the facilities, as damaged surfaces may make the facility look unkempt or poorly maintained.
 - a. Painted, stained, coated, or covered surfaces must be kept in good repair, and surface treatments should be reapplied when necessary as the surface color fades, coating flakes, or otherwise deteriorates
4. Develop housekeeping procedures for the regular cleanup of debris and trash
5. Monitor and maintain trees and vegetated areas

Language Recommended by BLM (p.14-15 of doc #1), included here for your review and consideration only:

"BLM custom camouflage patterns shall be both military and science-based and developed by qualified contractors with demonstrated credentials in the application of psychophysical engineering principles in /through systematic algorithmic

calculations using object segmentation of two integrated pattern measures that address two visual processes in parallel: 1. ambient vision – detection of shape and geometric coloration (form, line, scale) labeled as the “macropattern” and interrupts the human “where is it” recognition of introduced visual contrast; 2. focal vision – recognition and analysis of detail (color and texture) labeled as the “micropattern” and interrupts the human “what is it” recognition of introduced visual contrast. The dual patterns shall be developed independently of camouflage coloration where color attributes are added based on chromaticity and contrast found within the landscape setting of the proposed site development location. The macropattern shall disrupt the symmetrical axis of the proposed facility, and the micropattern shall embody the spatial frequency spectrum mimicking the textures immediately surrounding the site location. Pattern development shall be derived from a survey that defines the bands of optical elements of the natural landscape digitized into photometric pixels using fast Fourier transform mathematical algorithms that decompose images of the site and landscape into spatial components. The final camouflage pattern(s) shall be specific to the tactical microenvironment of the proposed facility’s location, in order to effectively “hide” the facility. Samples of customized camouflage shall be field tested by placing properly sized prototypes within the landscape and evaluating them at various distances in increments of 200 feet and up to 1,500 feet and perhaps as far away as 1 mile from the target location. Pattern, pattern scale, and coloration shall be evaluated and calibrated based on distance ranges associated with casual observer key observation points (KOPs), KOP criteria, and contrast rating evaluation described within BLM Handbook H-8431-1, “Visual Resource Contrast Rating.” A refined, calibrated camouflage based on the first field testing evaluation shall be field tested a second time by applying it to a facility at the appropriate distance with the appropriate background, simulating the tactical setting that the camouflage is being produced to mitigate visual impacts. Field testing shall demonstrate effective measurable results of integration into the spatial (spatial frequency spectrum), color (spectral properties, specularity, and brightness), and contrast (luminance) characteristics of the tactical environment.”

Thank you,
John and Marjorie Love
3314 North Road
Churchville, New York 14428

Sent from [Mail](#) for Windows

The Public Hearing will remain open until the visual updates are complete.

New Business: None

Future Business:

- Commercial Site Plan for 3721 Scottsville Rd.

There will be no work session in May.

L. Michaels made a motion to adjourn the meeting, seconded by K. Gascon and unanimously approved. The meeting was adjourned at 7:27 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
August 2, 2022**

Members present: Mike Grasso, Laura Michaels, Tim Steves, Joe Burns
And Jay Coates

Members absent: Kane Gascon, Robert Hatch

Also present: Terry Rech, Building Inspector
Raymond DiRaddo, Attorney for the Town

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

L. Michaels made a motion to approve the Town of Wheatland Planning Board minutes from 5/3/2022, seconded by T. Steves and approved as follows:

Mike Grasso -aye
Laura Michaels -aye
Jay Coates -aye
Time Steves -aye
Joe Burns - abstain

Old Business:

➤ **Bodhi Solar Project**

Bridget Cuddihy was present in person and Mark Sweeny was present virtually to give updates on the project. B. Cuddihy stated that to the south of the driveway there will be a green mesh that will go over the wooden post game fence which will cover the lower portion of system. The view to the South will also have screening. The view from North Rd will have a screen on the wooden game fence, along with a secondary fence made from camo netting that will be 10 feet high and sit 2 feet off the ground, giving 12 feet of screening. The racking will be blocked by this netting which will be attached to metal poles. The corner of north and Riga Rd will have screening as well which was missing in the previous plan.

Mark Sweeny stated that the screening will be multi layered with a mix of deciduous and evergreen trees and shrubs, along with the green mesh along the fence. He said that they have worked very hard to make the project unseen and natural.

Chairman Coates stated that the Public Hearing is still open on this project.

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

- **Becky Fortner**, 1760 Riga Mumford Rd., Churchville, NY
 - Questioned what the view will be from her home.
 - Ms. Cuddihy stated that the mesh will be installed on the fence going around the entire system.

- **James Tripodi**, 3513 North Rd., Scottsville, NY
 - Stated that the solar farm will be right next to his property. He wondered how long the solar farm will be there?
 - J. Coates said that they will be there for a minimum of 20 years but can be there as long as they would want to continue. If they no longer wish to have the solar farm, the land must be returned to farmland.

 - Is this land leased or purchased?
 - J. Coates said that it is leased.

 - When will they begin the construction?
 - B. Cuddihy said that they will begin construction in the Spring.

There being no further comments; Chairman Coates closed the Public Hearing.

J. Coates stated that the next steps are to draft the SEQR resolutions and review Public Comment. The Engineering comments are close to being complete.

New Business: None

Future Business: None

There will be no work session in August.

T. Steves made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
November 1, 2022**

Members present: Mike Grasso, Laura Michaels, Tim Steves, Robert Hatch
Kane Gascon And Jay Coates

Members absent: Joe Burns

Also present: Terry Rech, Building Inspector
Raymond DiRaddo, Attorney for the Town
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 8/2/2022, seconded by M. Grasso and approved as follows:

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

Old Business:

➤ **Bodhi Solar Project**

Bridget Cuddihy and Mark Sweeny were present to give updates on the project.

J. Coates stated that there is an updated SEQRA Part 1 complete filing on the Teams site, along with various other forms and information.

J. Coates and the Board completed the SEQRA review for part 2and part 3.

The Board’s consensus was to move forward.

J. Coates has a copy of the draft motion to review. It should be ready for the December meeting.

New Business:

➤ **Gravel Ponds**

Jack Miller was present to address the Board. Mr. Miller stated that he is now the property manager and developer for Gravel Ponds. He is proposing an expansion on a 30-acre wooded area with around 88 sites. There will be a separate entrance for this part of the park., which will be gated, with a Knox box and dry hydrant. The RV units will be high tech models, but still mobile. There would be a shower building, a laundromat, playground and two pavilions.

J. Coates stated that we need a formal application.

➤ **Puppy Paradise**

Jeff Cottrone was present to speak to the Board. Mr. Cottrone currently owns a pet store at Market place Mall. He would like to create a kennel without cages for the dogs. He plans to design it for the mental and emotional wellbeing of the dogs and puppies. He stated that he is trying to fix the typical idea of a large breeding facility. Mr. Cottrone plans to have different rooms with different surfaces, sounds and stimulations in order to desensitize the puppies. This would be a breeding facility with 50 female dogs and 5 male dogs. Mr. Cottrone stated that the thruway runs behind the property and 2 sides are wooded. The closest neighbor is 500 feet away. He plans to have around 300 puppies a year, which he will sell with a State License as a pet dealer. Mr. Cottrone is planning to make the standard of breeding much better than it is currently.

Mr. Cottrone is planning to put in a septic tank for dog waste. He will also have a plan for composting pet waste if needed. There will be 3-4 employees providing 24/7 general dog care. He has a vet who will be coming once a week to give shots and provide general vet care. He will make a carcass removal plan with his vet.

Mr. Cottrone stated that he does not have site plan at this time. J. Coates stated that he would need to meet with the Building Inspector to see if this breeding facility plan would fit into the Town Code, if so then a site plan would be needed and a full application. If it doesn't fit into the code, it may become a Zoning issue. T. Rech stated that the site plan would be needed to answer some of the questions which were raised at tonight's meeting. He would need to address the septic system, which he may need engineers to design since it's not for human waste.

J. Coates stated that in summary, the following things will be needed:

- Site Plan
- Special Exception Application
- Survey
- Building plans, layout
- Business Plan
- Expectation for Conditions of operation for home occupation
- Plan to address Noise issues

With the 2 lots there would be a subdivision needed to combine the two lots. This would be another additional step.

T. Rech stated that he believes the code for Major home occupation provisions only permit one non-resident to be involved in the operation, Mr. Cottrone's plan would have 3-4 employees.

Future Business:

- Charity Bible Church for a resubdivision, combination of lots, and a special exception for a caretaker's residence in a highway commercial district near the Town Highway garage.
- Gladys and Stephan Luce will be in for an alteration of lot line for the bakery building lot. They need to give more land to that lot to ensure that the leech field is located on the lot and that it is still 2 acres.

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 8:21 P.M.

Respectfully submitted,

Renee Smith