

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
June 4, 2024**

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

Members absent:

Also present: Ed Shero, Town Board Liaison  
Eric Stowe, Attorney for the Town  
Sean Sullivan, Building Inspector

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 5/7/2024, seconded by K. Gascon and approved as follows:*

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

**Old Business:**

➤ **Gravel Ponds**

*The application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for the expansion Phases 9 & 10 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.04-1-10.11 and a small portion of Tax I.D.# 198.04-1-10.12.*

*Additionally, the application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for expansion Phases 11 & 12 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.03-1-10.2, small portions of Tax ID #198.04-1-2.11 and #198.04-1-10.2.*

J. Coates stated that the County Comments have come back, there were no negative comments.

Jack Miller was present to speak to the Board and the Public. The Owners would like to expand. Jack Miller is in the process of selling them 37 acres of land that he had retained from the last land sale. This will be the last phase of expansion for Gravel Ponds. There will be 20 acres of open space with walking trails.

**Chairman Coates opened the Public Hearing at 7:25 P.M.**

## **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, June 4, 2024** at 7:00 P.M. in the **Wheatland Municipal Building, 22 Main St. Scottsville, NY** to consider the following:

*The application of Scott A Harter, P.E. as agent for Gravel Ponds SPE LLC, to seek Special Exception Use and Site Plan approval for the expansion Phases 9 & 10 of the Gravel Ponds Seasonal Recreational Campground. The property is located at 2329 North Road and is in an AR-2 Zoning District. Tax I.D. # 198.04-1-10.11 and a small portion of Tax I.D.# 198.04-1-10.12.*

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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\\_WiKWTUEBPn0cwWXRKELFIIFxerrUug](https://townofwheatland.sharepoint.com/:f/s/WheatlandPublicAccess/EjV1qV9gVSRKicp_WiKWTUEBPn0cwWXRKELFIIFxerrUug)

Jay D. Coates, Chairman  
Wheatland Planning Board  
Dated: May 14, 2024

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

- **Katherine Maruska**, 374 Belcoda Rd., Scottsville, NY
  - Concerned about the noise and light pollution
  - Concerned about the effects on the water table since everyone has wells and septic
  - Concerned with how this affect the wildlife in the area
  - Increased traffic and speeding issues
  - Wonders how this will impact her property value
  - Stated that she bought home because of the country environment
  - Questioned whether these will be permanent campers
    - J. Miller stated that they would be permanent campers
  - Questioned what the Special Exception use is?
    - J. Coates stated that this is an approved use, the Special Exception is just to make sure all the criteria are met
  - Questioned if others would want campers in their backyard?
  
- **Joyce Broderik**, 388 Belcoda Rd., Scottsville, NY
  - Concerned about sewer, light pollution and noise pollution
  - Wondered if they can get some of the services that are offered at Gravel Ponds since the residents don't have water, gas, cable or sewer
  - She stated that there is a berm, but she is still able to see the campground and all the things that are piled up behind the campers
  - Wondered about how much privacy they will have once the walking trails are created
  - There is a nice field there now that will be missed when the camp site is constructed
  
- **Renate Goff**, 1886 Wheatland Center Rd, Scottsville, NY
  - Concerned with the increased traffic
  - Concerned with noise level and loud music

- **John Broderick**, 388 Belcoda Rd, Scottsville, NY
  - Concerns with retention pond affecting their wells
  - Questioned whether these campers will remain seasonal
    - J. Coates stated that the campers will be permanent
  - Questioned where the berm and vegetation line would be behind his home
  - Concerned that the new owners of Gravel Ponds may not be as easy to get along with as Jack Miller
    - J. Coates stated that with a Special Exception there are conditions that are placed upon the approval of the project

- **Kip Finley**, Victory Hill Land Co.

*Mr. Finley is representing Henry and Beth Paszko who own property on North Rd.*

- Questioned the size of the Pavilion
  - J. Miller stated that it will be 20'x40'
  - He stated that he would like to see more landscaping

- **Brenda Montalbano**, 396 Belcoda Rd, Scottsville, NY
  - Concerned about losing her view
  - Concerned about the upkeep of the area between the berm and Belcoda Rd.
    - J. Coates stated that the berm and landscaping will be looked into as part of the “forever wild”.
  - Traffic and noise concerns

- **Sim Kilpatrick**, 372 Belcoda Rd, Scottsville, NY
  - Concerned about his well

The following letter was received concerning this application:

6/4/2024

To the town of Wheatland,

I am writing to inform you that I am against the expansion of Gravel Ponds which is located at 2329 North Road, Scottsville NY 14546.

Should you have any further questions, please feel free to contact me.

Kevin and Renae Bacanelli-Rolland

1886 Wheatland Center Road

Scottsville NY 14546

585-694-9127

Madarenae@aol.com

## **The Public Hearing was closed at 8:05 P.M.**

The Board will review the plans and comments.

### **➤ Kingsbury Subdivision**

*The application of James H Missell & Associates as agents for the Estate of Charles Kingsbury to seek approval for a (2) lot subdivision, separating out existing single family residential use and remaining lands. The property is located at 1472 Wheatland Center Road, 14546 and straddles a CIP and HC Zoning district. The Tax I.D. number is 198.04-1-27.*

Jim Missell was present to speak to the Board. He stated that this is a 30 Acre lot that they would like to subdivide into 2 Lots. One lot would be the house, barn and 3 acres of land, the other lot would be the remaining 26 acres of land.

R. Hatch made a motion to set a Public Hearing for the Kingsbury Subdivision for the July 2, 2024, Planning Board meeting. This was seconded by K. Gascon as approved as follows:

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

J. Burns made a motion to adjourn the meeting, seconded by R. Hatch and unanimously approved. The meeting was adjourned at 8:27 P.M.

Respectfully submitted,

Renee Smith