

**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