Meeting Minutes
Town of Wheatland
Zoning Board of Appeals
March 3, 2026

The Zoning Board of Appeals of the Town of Wheatland held a meeting on Tuesday, March 3, 2026, at 7:00 P.M. in the Wheatland Municipal Building, 22 Main Street, Scottsville, NY.

Mike Grasso, Chairman, called the meeting to order at 7:00 P.M and roll was taken.

Board Members

Present: Joe Burns, Eric Stein, Laura Michaels, Mike Grasso

Absent: Kane Gascon, Robert Hatch

Others Present:

Felicia Ferrari, Property Owner
Michael T. Pattison Attorney & Counselor at Law, representing FNR Properties LLC / Ms. Ferrari

First order of Business:

Chairman Grasso asked for a motion to accept the Minutes from the February 3, 2026, meeting. The meeting minutes were approved as submitted. Joe Burns made such a motion; Laura Michaels seconded the motion. The vote was as follows:

Joe Burns -	Aye
Eric Stein -	Aye
Laura Michaels -	Aye
Mike Grasso -	Aye

With all members voting in favor, the motion was carried.

Second Order of Business:

> The application of FNR Properties, LLC of 72 Blue Pond Manor to seek an area variance to allow and construct an accessory structure that does not comply with the required front setbacks at 72 Blue Pond Manor in an AR-2 residential zoning district. Tax ID # 198.07-1-17.1.

Mr. Michale T. Pattison, Attorney, representing FNR Properties, LLC of 72 Blue Pond Manor came before the Board to request a 24’ 8” front setback variance to construct an accessory structure. Ms. Ferrari would like to build an 8’ x 12’ structure for additional storage. The proposed location was selected due to the property being zoned as a wetland. Ms. Ferrari did submit the DEC Wetlands Permit Application and has been approved. Mr. Pattison stated that this will not create an undesirable impact. In addition, the shed will not have a foundation so it will not impact the drainage. He also noted that he believes this request is minimal and stated that all of the neighboring lots are non-compliant.

Chairman Grasso asked Building Inspector, John Crowley if he had any thoughts on this request. John stated that there used to be an accessory structure on the property but had been removed. He said that this location they are requesting is in a more compliant location.

With no questions from the Board the floor was open for public comment at 7:11 P.M.

There being no public before the board, the public comment was closed at 7:12 P.M.

The Board members considered and discussed the details and effects of the requested variance.

The Town of Wheatland Zoning Board of Appeals as authorized under Wheatland Town Code Section 130-66, after careful consideration and review of the evidence presented and having heard all the facts hereby approves the application of FNR Properties LLC. This motion was based upon the following finding of facts:

1.) The granting of this area variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties, demonstrated by: small shed in keeping with other properties in the neighborhood.

2.) The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance, as shown by: no other options available with restrictions on wetlands.

3.) The requested area variance is substantial as evidenced by: substantial dimensionally almost 66% reduction. Not a substantial structure of impact.

4.) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district as shown by: small, low structure, no drainage affects.

5.) And that the condition has not been self-created, as shown by: pre-existing, non-conforming lot size, and wetlands pre-existing and possibly larger than previous.

Motion to approve the variance was made by Laura Michaels and seconded by Joe Burns. The vote was as follows:

Joe Burns	-	Aye
Eric Stein	-	Aye
Laura Michaels	-	Aye
Mike Grasso	-	Aye

There being no further business, Joe Burns entertained a motion to adjourn. Eric Stein seconded the motion. The vote was unanimous. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Lisa J. Bates

Lisa J. Bates
Recording Secretary