

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
June 3, 2014**

Members present: Donald Woerner, Debra Stokoe, Jay Coates, Robert Hatch, Mike Grasso

Alternates Present:

Members absent: Scott Hallock, Tim Steves

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the meeting to order at 7:04 P.M. and asked for any corrections/additions to the minutes from May 6, 2014. There being no corrections, the following motion was made:

D. Woerner made a motion to approve the minutes of May 6, 2014, seconded by D. Stokoe and unanimously passed.

**Old Business:**

*The application of Schultz Associates as agent for West-Wise, Inc. to seek re-subdivision of Lot 1 of the Crawford Realty Subdivision into 2 lots. The property address is 3892 Scottsville Rd located in a SCB Zoning district. The tax I.D. number is 187.03-1-72.*

Robert Hatch recused himself from this part of the meeting. J. Coates called the Public Hearing to order at 7:05 P.M. There was a representative from ESL present because they have a subleased parcel of land that houses their ATM. The Public hearing was subsequently closed at 7:06 P.M since no one wished to speak.

T. Rech distributed the updated maps and stated that the problem with distance for the underground structure has been resolved.

J. Coates stated that the easements for the access and cross lots have been proposed.

J. Coates asked the Board if they had any questions or concerns.

M. Grasso questioned needing conditions for easements for water and sewer.

R. Hatch stated that there would be 7 total easements:

- \* 1 North and 1 South Entrance access easements
- \* Water line easement
- \* Sanitary easement
- \* Sidewalk easement
- \* 15' sidewalk easement for Lot 1 parcel 2
- \* Gravel access road going to the Krenzer property

J. Coates stated to the Representative from ESL Federal Credit Union that their subleased parcel should not be affected by the subdivision.

T. Rech stated that there has been no response from the County. J. Coates stated that they submitted everything in a timely fashion, so he sees no problem with making a motion for approval tonight.

D. Woerner made a motion to declare a negative declaration on the proposed subdivision of the West-Wise subdivision Parcel 1 of the Crawford Realty Subdivision; Seconded by D. Stokoe and passed as follows:

Debra Stokoe - aye  
Don Woerner - aye  
Mike Grasso - aye  
Jay Coates – aye

D. Stokoe made a motion to approve the application of Schultz Associates as agent for West-Wise, Inc. to seek re-subdivision of Lot 1 of the Crawford Realty Subdivision into 2 lots based on the condition that the following 7 easements are filed. This is as per the final plot plan dated 5/5/14 with a revision date of 5/20/14.

- \* 1 North and 1 South Entrance access easements
- \* Water line easement
- \* Sanitary easement
- \* Sidewalk easement
- \* 15' sidewalk easement for Lot 1 parcel 2
- \* Gravel access road going to the Krenzer property

Seconded by M. Grasso and passed as follows:

Debra Stokoe - aye  
Don Woerner - aye  
Mike Grasso - aye  
Jay Coates – aye

**New Business:**

T. Rech presented an opinion letter that he wrote, to the Board. He stated that he also was presenting the same letter to the Town and Village Board, the Town and Village Attorneys and to the Village Planning Board. The letter is about the County taking possession of a small parcel of land where the Pump Station is located. He stated that it is a complicated issue because there is some discrepancy between the surveyor and the County records about where the property lines are located. T. Rech is looking for agreement from all the Boards to authorize their specific Chairmen to sign the map when complete.

**Other New Business:**

There was discussion about a Zoning Board application submitted by Scottsville Veterinary Clinic to expand their parking lot.

There will be no work sessions for June, July and August.

There being no further business, D. Stokoe made a motion to adjourn the meeting, seconded by R. Hatch and unanimously approved. The meeting was adjourned at 7:40 PM.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
July 1, 2014**

Members present: Donald Woerner, Debra Stokoe, Jay Coates, Robert Hatch, Mike Grasso, Scott Hallock,  
Tim Steves

Alternates Present:

Members absent:

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the meeting to order at 7:01 P.M. and asked for any corrections/additions to the minutes from June 3, 2014. It was noted that there was a motion missing under New Business. There was a motion made by D. Woerner, seconded by D. Stokoe and unanimously passed giving Chairman Coates authority to sign the Pump Station Transfer map.

R. Hatch made a motion to approve the minutes of June 3, 2014 as corrected, seconded by D. Stokoe and unanimously passed.

There being no further business, D. Woerner made a motion to adjourn the meeting, seconded by R. Hatch and unanimously approved. The meeting was adjourned at 7:04 PM.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
September 2, 2014**

Members present: Donald Woerner, Debra Stokoe, Jay Coates, Mike Grasso  
Scott Hallock and Tim Steves

Alternates Present:

Members absent: Robert Hatch

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from July 1, 2014. There being no corrections, the following motion was made:

D. Woerner made a motion to approve the minutes of July 1, 2014, seconded by D. Stokoe and unanimously passed.

**Old Business:**

None

**New Business:**

*The application of Seldon Stokoe General Partnership to subdivide the house, barn and 10 acres from the Seldon Stokoe General Partnership. The property address is 940 Bowerman Rd located in an AR-2 Zoning district, tax I.D. number is 210.04-1-7.2.*

It was stated by the applicant that they are seeking the sub-division to get the estate in order, and protect the original homestead. The well and septic are contained in the 10 acre parcel.

J. Coates stated that it is located in an Agricultural District. T. Rech stated that it meets and exceeds the minimum requirements for the District.

J. Coates stated that, according to Town Code, there would have to be a public hearing set.

D. Woerner made a motion to set a Public Hearing on the proposed subdivision of the Seldon Stokoe General Partnership; Seconded by S. Hallock and unanimously approved, with D. Stokoe recusing herself from the vote.

M. Grasso questioned the size of the original lot. After some discussion it was stated that they were subdividing 10 acres from an existing 100 acres. D. Stokoe stated that Lot 1 would be 10 acres with the house and the barns, and lot 2 would be 90 acres of open farmland.

T. Rech suggested doing a Preliminary SEQR approval at this meeting. The Board concurred. It was stated that the applicant actually filled out section 2 of the SEQR form, instead of the Board. The Board went through the form and was in agreement with the information that had been filled in.

D. Woerner made a motion to declare a negative declaration; Seconded S. Hallock and unanimously approved, with D. Stokoe recusing herself from the vote.

M. Grasso made a motion to grant Preliminary subdivision approval to the Seldon Stokoe and Son's Subdivision based on the map based on a map by Gregory De La Fleur dated 7/31/2014. Seconded by D. Woerner and passed as follows:

Debra Stokoe - recused  
Don Woerner - aye  
Mike Grasso - aye  
Jay Coates – aye  
Scott Hallock – aye  
Tim Steves – aye

**Other Business:**

ShurFine Update: The Plaza was sold without being subdivided. It was stated that there may be issues in the future that would need to be brought up to the Zoning Board.

D. Stokoe made a motion to adjourn the meeting, seconded by M. Grasso and unanimously approved. The meeting was adjourned at 7:18 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
October 7, 2014**

Members present: Debra Stokoe, Jay Coates, Mike Grasso, Robert Hatch,  
Scott Hallock and Tim Steves

Alternates Present:

Members absent: Donald Woerner

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from September 2, 2014. There being no corrections, the following motion was made:

S. Hallock made a motion to approve the minutes of September 2, 2014, seconded by T. Steves and unanimously passed.

**Old Business:**

*The application of Seldon Stokoe General Partnership to subdivide the house, barn and 10 acres from the Seldon Stokoe General Partnership. The property address is 940 Bowerman Rd located in an AR-2 Zoning district, tax I.D. number is 210.04-1-7.2.*

D. Stokoe recused herself from this part of the meeting to represent Stokoe Farms.

J. Coates made a correction to the information provided at the previous meeting. It was stated at the September 2, 2014 Planning Board meeting, that the 10 acre lot was being subdivided from the original 100 acre lot, when in fact it is being divided from a 54.9 acre lot. The original 100 acres was divided into 2 lots, each around 50 acres.

The county comments wanted it made clear this is agricultural land, and wanted to make sure the applicant is aware that it is agricultural land.

The Public hearing was opened at 7:04 P.M. and subsequently closed at 7:05 P.M., since no one came forward to speak before the Board.

T. Rech stated that the required notices were sent out, and signs were posted about the Public Hearing. He received no public comment.

J. Coates asked what the Board's consensus was on this application. The Board had no issues.

R. Hatch made a motion to grant Final subdivision approval to the Seldon Stokoe and Son's Subdivision as presented. Seconded by S. Hallock and passed as follows:

Debra Stokoe - recused  
Robert Hatch - aye  
Mike Grasso - aye  
Jay Coates – aye  
Scott Hallock – aye  
Tim Steves – aye

**New Business:**

*The application of Barbara S. Vink to subdivide the house, outbuildings and a 2.4 acre lot from a 151.2 acre parcel. The property address is 1245 Old Riga Mumford Rd., located in an AR-2 zoning district; tax I.D. number is 197.01-1-1.*

Bob Avery was representing the Applicant. He stated that the farmland will be sold, but will continue being used as farmland. The Applicant wants to keep the existing homestead and some land. The leech field and well are included in the 2.4 acre square parcel. There are 2 outbuildings being included and a leased billboard.

T. Rech stated that this is all compliant to the setbacks needed. He stated that there were no potential conditions that he could foresee.

The Board reviewed the Short Environmental Assessment Form.

R. Hatch made a motion to grant a Negative Declaration for the Vink Subdivision, seconded by D. Stokoe and passed as follows:

Debra Stokoe - aye  
Robert Hatch - aye  
Mike Grasso - aye  
Jay Coates – aye  
Scott Hallock – aye  
Tim Steves – aye

R. Hatch made a motion to grant preliminary approval for the Barbara S. Vink Subdivision, based on the map prepared by Arrowpoint Land Surveyors dated September 23, 2014. This was seconded by S. Hallock and passed as follows:

Debra Stokoe - aye  
Robert Hatch - aye  
Mike Grasso - aye  
Jay Coates – aye  
Scott Hallock – aye  
Tim Steves – aye

M. Grasso made a motion to hold a Public Hearing on November 5, 2014 for the Barbara S. Vink subdivision. Seconded by R. Hatch and unanimously approved.

R. Hatch stated that we will need an Ag Data statement on the map.

D. Stokoe made a motion to adjourn the meeting, seconded by S. Hallock and unanimously approved. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
November 5, 2014**

Members present: Debra Stokoe, Jay Coates, Mike Grasso, Robert Hatch,  
Scott Hallock and Tim Steves

Alternates Present:

Members absent: Donald Woerner

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from October 7, 2014. There being no corrections, the following motion was made:

R. Hatch made a motion to approve the minutes of October 7, 2014, seconded by D. Stokoe and unanimously passed.

**Old Business:**

*The application of Barbara S. Vink to subdivide the house, outbuildings and a 2.4 acre lot from a 151.2 acre parcel. The property address is 1245 Old Riga Mumford Rd., located in an AR-2 zoning district; tax I.D. number is 197.01-1-1.*

The County comments were received and reviewed by the Board. J. Coates asked if there was anything that the Board felt needed to be addressed. The Board was in consensus that there was no additional information needed.

Robert Avery stated that the Ag data will be placed on the final Mylar which will be delivered to the Building Inspector, T. Rech on November 6, 2014.

J. Coates opened the Public Hearing at 7:05 P.M., there being no public to speak before the Board it was subsequently closed it at 7:06 P.M.

R. Hatch made a motion to grant final approval for the Barbara S. Vink subdivision based on a map dated 9/23/14 with a revision date of 11/6/14 by Robert J. Avery, seconded by S. Hallock and passed as follows:

Debra Stokoe - aye  
Robert Hatch - aye  
Mike Grasso - aye  
Jay Coates – aye  
Scott Hallock – aye  
Tim Steves – aye

T. Rech stated that there will be a meeting on November 18 to discuss proposed expansion at Scottsville Commons; he will be emailing maps to everyone.

J. Coates stated that there are a few people still in need of their training hours. Those will need to be completed before the end of the year in order to receive their stipend.

S. Hallock made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:09 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
November 18, 2014**

Members present: Debra Stokoe, Jay Coates, Mike Grasso, Robert Hatch,  
Scott Hallock and Tim Steves

Alternates Present:

Members absent: Donald Woerner

Also present: Terry Rech, Bldg. Inspector, Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board Workshop meeting to order at 7:00 P.M. He stated that he would like to see work done on code changes in the next few months. J. Coates also wanted to remind everyone to make sure to get their training hours in before the end of the year.

**Old Business:**

None

**New Business:**

***Informal conceptual discussion for changes to Scottsville Commons.***

This is a 19.1 acre parcel zoned for Shopping Center/Business. It will consist of both new and pre-existing buildings. There are plans for a single story 10,800 sq. ft. retail building. There would be a building behind the former McDonald's that would be a 2 story 12,000 sq. ft. potential retail/office space building. At the South side of the plaza it is planned to have a 20,800 sq. ft. possible grocery business. To the north of the plaza a 15,000 sq. ft. retail building is planned. There is also a plan for 3 out parcel pads that will be suited to the business that will be using them.

There is a private sewer on the property, but there may have to another sewer constructed. There is a 12" water main which services the plaza and the former McDonalds. The applicant stated that they will be working with MCWA as the planning continues.

The applicant stated that they are in the beginning stages of planning for storm water drainage. They indicated that the plaza drains to the north.

It was specified by the applicant that they are planning for a suburban residential character for the plaza.

J. Coates stated that he is interested in trying to maintain a village look and feel. He would like to see sidewalks included since we have a large walking community in Wheatland. He also mentioned a possible entrance to the Greenway to accommodate snowmobilers for both gas and retail services.

J. Coates questioned whether they would prepare a SEQR evaluation for the whole project, or in phases? The applicant stated that it would be done for the whole project.

Fire hydrants were discussed. The applicant specified that they know they are going to have to bring in more water; they are going to be working with MCWA.

Signs may have to be discussed if the applicant chooses to have one at each entrance to the plaza. The Code allows for 1 freestanding sign. .

M. Grasso questioned parking variance on the pad sites. The design has the parking in front, it was explained to the applicant that the parking has to be behind the front setbacks.

J. Coates brought up the question of green space being considered. Currently there is no formal plan for green space. The applicant stated that they have to respect the 35% non-hard surface open space. J. Coates stated that there would be a great deal of discussion on the appearance of the plaza and preserving existing trees.

The applicant indicated that the gas pumps may change to a different location because it is difficult to maneuver around them in the parking lot. J. Coates stated that they should look into putting them in a location that would be easily accessible to RVs and large trucks.

The applicant stated that they are in favor of any feedback from the Board on what types of business the community would like to see at the plaza.

T. Rech specified that the first phase will need to have a re-subdivision for the property to put the two separate parcels back into one large parcel.

Supervisor Dobson wanted a question asked. She asked that since the plaza will be in the Town of Wheatland, would they consider naming it Wheatland Commons instead of Scottsville Commons?

J. Coates questioned timing for the proposed phases. The applicant stated that groundbreaking would be phase one and that would be planned for late spring, early summer.

The applicant stated that they are looking to do a SEQR approval for the entire project, then do approvals for the separate phases. They indicated that they will establish the square footage for the project, in order to do a traffic study. If the square footage changes, they can do an additional traffic study and then modify the SEQR.

J. Coates reiterated that as they are doing their planning to keep in mind that the Board is looking for a Village/small town look and feel for the plaza.

Respectfully submitted,

Renee Smith

Recording Secretary