

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
April 3, 2018**

Members present: Mike Grasso, Don Woerner, Tim Steves, Debra Stokoe,
and Jay Coates

Alternates Present:

Members absent: Robert Hatch, Joseph Burns

Also present: Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from November 21, 2017. M. Grasso stated that one of the names in the minutes was incorrect, the name should read Mr. Riley, not Mr. Rowley.

D. Woerner made a motion to approve the minutes from November 21, 2017 with the correction, seconded by D. Stokoe and unanimously approved.

Old Business:

None

New Business:

*The application by John Burke for a subdivision to create 2 parcels from an existing parcel of land.
The property address is 1170 South Road in an AR-2 Z zoning District, Tax parcel 210.03-1-1.11.*

The Applicants were present to speak on their own behalf. They have 40+ acres and would like to create a subdivision in order to sell 20 acres of land. The County wants to retain the name Rowley Re-Subdivision, instead of using Burke Subdivision.

D. Woerner made a motion to waive the Public Hearing, seconded by T. Steves and passed as follows:

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

M. Grasso stated that the Federal Wetlands are shown on the map, but the DEC Wetlands are not represented on the Applicant's map. The Board came to the consensus that they would like to see a new map showing the DEC Wetlands and a note stating that there can be no construction within 100 feet of the wetlands. The Board was in agreement with using a GIS overlay to show the DEC Wetlands on the new map.

Future Business:

- There will be no work session for April.

D. Woerner made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 7:26 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
May 1, 2018**

Members present: Mike Grasso, Don Woerner, Tim Steves, Debra Stokoe,
Robert Hatch, Joseph Burns, and Jay Coates

Alternates Present:

Members absent:

Also present: Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from April 3, 2018.

D. Woerner made a motion to approve the minutes from April 3, 2018, seconded by D. Stokoe and unanimously approved. Robert Hatch and Joseph Burns abstained since they were absent for the April meeting.

Old Business:

T. Rech stated that he has nothing new to report about the Plaza. J. Coates suggested sending them a letter asking about their status and intentions, the Board was in consensus.

Other Old Business:

*The application by John Burke for a subdivision to create 2 parcels from an existing parcel of land.
The property address is 1170 South Road in an AR-2 Z zoning District, Tax parcel 210.03-1-1.11.*

The Applicant was present at the meeting to speak on his own behalf. The revised maps were submitted. There are no County Comments at this time.

The Board completed the SEQR Review.

R. Hatch made a motion to approve the Rowley Re-Subdivision pending any significant County Comments, seconded by D. Woerner and passed as follows:

Mike Grasso – aye
Debra Stokoe - aye
Don Woerner -aye
Tim Steves - aye
Jay Coates -aye
Robert Hatch – aye
Joseph Burns - aye

New Business:

None

Future Business:

- Special Exception for Beth Baron who will be building a house in Mumford and would like to build a hair salon in her home. A Public Hearing will be set for June once her Application is received by the Building Department.
- J. Coates stated that they are going to take some changes for the Home Business and Special Exception code to the Town Board.
- The Wind Energy and solar code that the Board worked on will be going in front of the Town Board for approval.
- There will be no work session for May.

D. Woerner made a motion to adjourn the meeting, seconded by m. Grasso and unanimously approved. The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
June 5, 2018**

Members present: Mike Grasso, Don Woerner, Tim Steves, Debra Stokoe,
Robert Hatch, Joseph Burns, and Jay Coates

Alternates Present:

Members absent:

Also present: Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from May 1, 2018.

R. Hatch made a motion to approve the minutes, as submitted, from May 1, 2018, seconded by D. Stokoe and unanimously approved.

Old Business:

T. Rech stated that he has nothing new to report about the Plaza, he will send a letter asking about their status and intentions.

New Business:

The application of Steve and Elizabeth Muhs for a Special Exception Use to allow a major home occupation (beauty salon), in their home at 711 State Street, Tax Parcel #208.12-1-50.

The Applicant is in the process of building a new home at 711 State Street and would like to move her salon business to her new home. She has had a Major Home Occupation in her current home for 10 years and is now looking to have one in her new home. She specified that she will have space for 5-7 cars in her 15'x40' turn around driveway. She will have a separate entrance for her salon in the front of her home. Ms. Muhs stated that she does not want to promote her business, she just is looking to retain her current clients, she will not require a sign.

T. Rech communicated that he has not received a single complaint about her business in the ten years that she has been operating out of her home.

Chairman Coates opened the Public Hearing at 7:08 P.M. There was no one from the public who wished to speak so the Public Hearing was subsequently closed at 7:09P.M.

T. Rech stated that he had 2 phone inquiries, neither had any issues with the application once they had the information. He also wanted to state that if there is a sign it cannot exceed 1' x 2'.

D. Woerner made a motion to approve the Special Exception for a Major Home Occupation for Beth's Salon at 711 State Street, seconded by R. Hatch and passed as follows:

Mike Grasso – aye
Debra Stokoe - aye
Don Woerner -aye
Tim Steves - aye
Jay Coates -aye
Robert Hatch – aye
Joseph Burns - aye

Other New Business:

The Application of Charity Bible Church for a free standing sign at 1794 Scottsville Mumford Road.

Curtis Fitts was present to speak to the Board. He stated that due to the curvature of the road and the neighboring vegetation, the current sign cannot be easily seen from the road. Mr. Fitts would like to make a new sign and place it closer to the road so that it will be easier to see while driving. The sign is 8' long and 3'tall and will be mounted on posts. The sign will be 7 feet tall once mounted. Mr. Fitts would like the sign to be placed 32' from the road, which would be on the property line. The Code states that a free standing sign has a 20' setback, so the Applicant is seeking relief from the code.

M. Grasso stated that if the sign is 30' off the road that it shouldn't impact sight distance. R. Hatch stated that green space is being maintained. J. Coates stated that the sign cannot be in the right of way. The Board discussed distances for the sign to be placed.

M. Grasso made a motion to approve the application for a 3' x 8' free standing sign for Charity Bible Church, 7 feet tall, placed a minimum of 2 feet behind the straight line between the property corner points, roughly 20' west of the driveway, seconded by D. Woerner and passed as follows:

Mike Grasso – aye
Debra Stokoe - aye
Don Woerner -aye
Tim Steves - aye
Jay Coates -aye
Robert Hatch – aye
Joseph Burns - aye

T. Rech specified that the code states that any free standing sign can be 20' tall and 54 square feet per side. The sign for Charity Bible church is smaller and shorter than the code allows for a free standing sign.

Future Business:

- There may be a subdivision coming up for 1226 North Road which was recently sold at an auction.
- There will be mandatory training for the Planning Board on June 19th.
- There will be no meeting for July.

R. Hatch made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 7:39 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
October 2, 2018**

Members present: Don Woerner, Tim Steves, Debra Stokoe,
Robert Hatch, Joseph Burns, and Jay Coates

Alternates Present:

Members absent: Mike Grasso

Also present: Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from June 5, 2018.

D. Woerner made a motion to approve the minutes, as submitted, from June 5, 2018, seconded by D. Stokoe and unanimously approved.

Old Business:

T. Rech stated that the Plaza has a new agent involved, and that the engineers have been in contact with him. T. Rech did send a letter of intent and a response was received.

New Business:

The application of Helios Energy New York 4 LLC, to install a 9MWAC solar installation at Route 383 & Union Street.

Joseph Hens from Ingalls Assoc. is the Engineer for the project and was present to address the Board. Helios is the Applicant, they are proposing a solar array at the corner of Union Street and Scottsville Mumford Road. There will be 2 solar arrays totaling 9 MWAC. They will be looking for a subdivision since the maximum number of panels that can be put on a lot is 5 per lot. They will be subdividing the existing lot into 2 lots: lot 1 will be 64.1 acres, and lot 2 will be 41.2 acres. There will be a new access road installed for maintenance and fire access. The Applicant has had discussions with J. Coates and T. Rech and as a result have added an additional area for a turnaround for fire trucks. There will be a 7' high chain link fence surrounding the entire site, certain areas will have green privacy slats inserted into the fence. There will be 87 evergreens planted for screening along Union Street. Utilities will be underground where possible, then on risers when needed.

The Board's consensus is that this should be a Type 1 Action, and they should declare themselves Lead Agency. The paperwork will go to the County, and any questions from the Board can be addressed to T. Rech.

The Applicant will be providing more in depth information at the November Planning Board meeting. A Public Hearing could be set for the December Planning Board meeting.

Future Business:

- None at this time

There will be no workshop in October.

D. Woerner made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:31 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
December 4, 2018**

Members present: Mike Grasso, Tim Steves, Robert Hatch, Joseph Burns,
Debra Stokoe and Jay Coates

Alternates Present:

Members absent: Donald Woerner

Also present: Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order immediately following the Zoning Board of Appeals meeting and asked for any corrections/additions to the minutes from November 7, 2018.

R. Hatch made a motion to approve the minutes, as submitted, from November 7, 2018, seconded by T. Steves and unanimously approved

Old Business:

The application of Helios Energy New York 4 LLC, to install a 9MWAC solar installation at Route 383 & Union Street.

Joseph Hens from Ingalls Assoc. is the Engineer for the project and was present to address the Board.

The notice of Intent to be Lead Agent was sent out. T. Rech stated that four responses have been received which were all positive. The Dept. of Ag & Mkts. responded with concerns since the project is in an agricultural zone. There are some regulations with NYSERDA which will probably end up being a condition of approval. There were concerns about the valuable nature of the soil since it is in an agricultural district. Mr. Hens responded that the soil will not be removed from the site, and will not be disturbed due to the installation process. There will also be a portion of the site still used for farming.

J. Coates stated that he has not heard back from the applicant's regarding the electrical panels at this point. The application and information has not been sent to the County or to the Town's engineer due to the fact that the escrow has not been received by the Town. Mr. Hens stated that the check should arrive later in the week. J. Coates stated that this will delay the Public Hearing since there will not be 30 days' notice to receive County Comments in time for the December meeting. The Public Hearing will not be able to be set until January.

T. Rech stated that he had a question referring to one of the Ag & Mkts guideline sheets which state that the surface of access roads constructed through agricultural fields must be level with adjacent field surface. He stated that this is contrary to what is being proposed by Helios. J. Coates questioned whether Helios was planning to follow these Ag & Mkt guidelines? Mr. Hens stated that they would look at these, and they may be added to the plan in the notes.

New Business:

The Application of Schultz Associates as agents for the Bransfield Estate to seek subdivision of a 3.253-acre lot from the 55.498-acre existing lot. The property is located at 1226 North Road, in an AR-2 Zoning District. The Tax I.D. number is 186.04-1-19.

R. Hatch was present to represent the applicant for the Estate of Edward Bransfield. There is a buyer who wants to purchase the house and 3.25 acres surrounding the home, the current parcel is 55 acres. The septic system is in failure and will need to be replaced. There are no plans to sell off any other land at this time, it will most likely continue to be farmland. There is a major drainage ditch on the property which is well maintained and identified. There will be a Public Hearing in December.

Other New Business:

Resubdivision of Lot-4 of Stokoe Farm VI Subdivision, tax parcel 209.04-1-9.14.

Thomas Booth is selling a parcel of land to Mike Skivington for hunting purposes. It's a land locked parcel with easements. It wasn't combined with the other parcels before because of the school district lines. J. Coates questioned whether this can be combined with Mr. Skivington's current land. Mr. Skivington currently has 2 separate parcels so this would be a third parcel; he would like to see them all combined. Mr. Booth stated that the surveyor told them that, as far as he was concerned it could be combined. The Board's consensus is to combine all three parcels, but the school district lines may be an issue. The Applicant stated that they will talk to the surveyor and have him check with the County to see if this combination is a possibility. They will be back for the January meeting, since this is an alteration of lot line they will not need a Public Hearing.

Future Business:

- Genesee Country Museum is looking to extend their parking lot.

There will be no workshop in December.

R. Hatch made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 8:09 P.M.

Respectfully submitted,

Renee Smith

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
December 4, 2018**

Members present: Mike Grasso, Tim Steves, Robert Hatch, Joseph Burns,
Debra Stokoe and Jay Coates

Alternates Present:

Members absent: Donald Woerner

Also present: Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Chairman Coates called the Planning Board meeting to order immediately following the Zoning Board of Appeals meeting and asked for any corrections/additions to the minutes from November 7, 2018.

R. Hatch made a motion to approve the minutes, as submitted, from November 7, 2018, seconded by T. Steves and unanimously approved

Old Business:

- *The application of Helios Energy New York 4 LLC, to install a 9MWAC solar installation at Route 383 & Union Street.*

R. Hatch made a motion for the Planning Board to declare themselves Lead Agency for the Helios Solar Farm Project, seconded by M. Grasso, and unanimously approved.

T. Rech stated that we have received the full escrow from Helios, and everything was sent to the County.

Joseph Hens and Tom Guzek from Helios, were present to address the Board on some updates to the project. There were a few small revisions made to the plans since the last meeting.

- the interconnections are now being shown
- the utilities are being shown on the access road
- the screening plantings are being shown wrapped around the south side along Rt. 383

T. Guzek gave an electrical update. He stated that there will be 2 interconnections using a common line to the pole. Helios is reviewing plans to run the electric underground, however that would cause a substantial cost increase.

In the plans the electric poles are running down the East side of the road, J. Coates questioned whether they could be run down the West side of the road where there will be no farming. J. Hens stated that they could make that change.

T. Rech will send this updated plan to the Town Engineers.

R. Hatch made a motion for the Planning Board to set a Public Hearing for the Helios Solar Farm Project on January 2, 2019, seconded by T. Steves, and unanimously approved.

➤ ***Resubdivision of Lot-4 of Stokoe Farm VI Subdivision, tax parcel 209.04-1-9.14.***

The surveyor will be doing 2 maps, and would like the Board to approve and then condition the first map on the second map that can be filed after the land has changed. It will be an alteration of lot line.

Other Old Business:

➤ ***The Application of Schultz Associates as agents for the Bransfield Estate to seek subdivision of a 3.253-acre lot from the 55.498-acre existing lot. The property is located at 1226 North Road, in an AR-2 Zoning District. The Tax I.D. number is 186.04-1-19.***

R. Hatch was present to represent the applicant for the Estate of Edward Bransfield, he recused himself from the Planning Board at this time. T. Rech stated that County Comments have not been received at this time. R. Hatch stated that there were minor changes from the last set of plans. There is an addition of an existing private water line on the east side of the map. R. Hatch stated that the attorney is in the process of putting together an easement.

Chairman Coates opened the Public Hearing at 8:20 P.M.

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

Steve Vale – *perspective buyer of the property*

- He stated that he is going to rehab the house and shop, but will be tearing down the barn.

The Public hearing was closed at 8:21 P.M.

T. Rech stated that the owner of the property will need a new C of O. Peter Burns, who owns the house where the water line runs, was present to give the history and location of the line.

The Board determined this to be an unlisted action and completed the SEQR review.

M. Grasso made a motion to grant preliminary and final subdivision approval for the Bransfield Estate Subdivision at 1226 North Rd. based on a subdivision plan by Schulz Assoc. dated Oct 31, 2018, and last revised December 4, 2018, with the following conditions:

- An easement be granted to the Burn's family for the water line that runs across the remaining lands
- The water line location is noted on the final map.

The motion was seconded by Debra Stokoe and passed as follows:

Joe Burns - aye
Mike Grasso – aye
Debra Stokoe - aye
Robert Hatch -recused
Tim Steves - aye
Jay Coates -aye

New Business:

T. Rech received a revised concept plan from Clearview Farms. They will come in for the January meeting.

Future Business:

- Single lot on Armstrong Road.

There will be no workshop in December.

R. Hatch made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 8:09 P.M.

Respectfully submitted,

Renee Smith