

**TOWN OF WHEATLAND  
PLANNING BOARD MINUTES  
July 7, 2020**

Members present: Mike Grasso, Joseph Burns, Jay Coates, Tim Steves, Laura Michaels, Robert Hatch

Members absent:

Also present: Terry Rech, Building Inspector  
Ed Shero, Town Board Liaison  
Dan Brocht, Representative of LaBella Assoc.

Chairman Coates called the Town of Wheatland Planning Board meeting to order immediately following the Zoning Board of Appeals meeting. Due to the Covid-19 pandemic, the Planning Board meeting was conducted virtually.

M. Grasso made a motion to approve the minutes from 6/2/20, seconded by T. Steves and unanimously approved.

J. Burns made a motion to approve the minutes from 6/16/20, seconded by R. Hatch and unanimously approved

**Old Business:**

➤ *Hewett Subdivision*

*The application of Shultz Associates as agents for Good Living Properties, LLC to seek approval for a (6) lot subdivision and site plan with (5) proposed single family building lots and (1) remaining agricultural land parcel. The property is located approximately 3,000 feet West of the intersection of Scottsville-Chili and North Road on the North side of the road and is in an AR-2 Zoning district. The Tax I.D. number 186.04-1-19.2*

R. Hatch recused himself from this part of the meeting.

There were 2 sets of revisions for the Subdivision Plans which have been received from the Applicant. The barn has been relocated and there is a note stating that it is not for livestock. There is a sufficient set back. T. Rech stated that everything looks good to him.

Matt Tuttle was present from Schultz Assoc. to answer questions from the Board.

County Comments came back nonconsequential.

M. Grasso made a motion that the application for subdivision and site plan for the Hewitt subdivision is considered an unlisted action under SEQR, seconded by J. Burns and passed as follows:

Joseph Burns – aye  
Mike Grasso – aye  
Tim Steves -aye  
Laura Michaels – aye  
Robert Hatch – recused  
Jay Coates -aye

M. Grasso made a motion to grant preliminary and final subdivision approval for the Hewitt subdivision based on the map by Schultz Assoc. labelled preliminary plat #P1 which was submitted to the Town on 6/29/20 with the following conditions:

- The access strip to the remaining lands be revised to be a minimum of 66' wide measured perpendicularly at its smallest point
- The subdivision map be labeled with the revision date of 6/29/20

T. Steves seconded the motion and it was passed as follows:

Joseph Burns – aye  
Mike Grasso – aye  
Tim Steves -aye  
Laura Michaels – aye  
Robert Hatch – recused  
Jay Coates -aye

M. Grasso made a motion to grant preliminary and final site plan approval for the Hewitt subdivision site plan based on the map by Schultz Assoc. named site plan drawing S1 which was submitted to the Town on 7/7/20 with other sheets as back up submitted on 6/29/20 with the following conditions:

- The access strip to the remaining lands be revised to be a minimum of 66' wide measured perpendicularly at its smallest point
- The site plan map be labeled with the revision date of 6/29/20

J. Burns seconded the motion and it was passed as follows:

Joseph Burns – aye  
Mike Grasso – aye  
Tim Steves -aye  
Laura Michaels – aye  
Robert Hatch – recused  
Jay Coates -aye

➤ *Fill permit for Jack Miller for Wheatland Center Road.*

This will be a Type 1 SEQR. J. Coates stated that we are going to request to be Lead agency.

**New Business:**

➤ *Graff-Dunn subdivision*

*The application of Stephan Dunn for a four-lot residential subdivision with three new single-family building lots and a remaining land parcel on Cedars Ave., Churchville, NY 14428.*

R. Hatch recused himself from this part of the meeting.

M. Tuttle from Schultz Assoc. was present to speak to the Board on behalf of the Applicant. He stated that this is a 4-lot subdivision with 3 building lots and 1 land parcel. It is 87.9 acres, the 3 building lots will be around 3.8 acres and will have their own driveways, serviced by individual septic systems and wells.

T. Rech stated that this was sent to the County electronically, but we will also need to send in a paper copy.

The perc tests have been done. There are no wetlands in the area that will be impacted.

The Public Hearing will be done at the August Planning Board meeting.

**Future Business:**

➤ **Helios Solar**

J. Coates sent a letter to Helios asking for clarification to complete the application. He has not heard back from them at this time.

There will be no work session meeting in July.

R. Hatch made a motion to adjourn the meeting, seconded by J. Burns and unanimously approved. The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Renee Smith