

MINUTES OF MEETING
TOWN OF WHEATLAND PLANNING BOARD
July 3, 2012

Members present: Donald Woerner, Shawn Veant, Mike Grasso,
Randy Dawley, Jay Coates, Robert Hatch

Members absent: Debra Stokoe, Steve Stein

Also present: Terry Rech, Bldg. Inspector

Jay Coates called the meeting to order and asked for any corrections/additions to the minutes of May 1, 2012. There being none, the following motion was made:

Shawn Veant made a motion to approve the minutes of May 1, 2012 as written, seconded by Don Woener and unanimously passed.

Robert Hatch recused himself since he is representing Donald Krenzer at the meeting.

FIRST ORDER OF BUSINESS:

The application of Donald Krenzer for Verhulst Brothers Re-Subdivision of Lots 1 and 2 . Property address is 1077 Beulah Road. Tax I.D. numbers: 183.040-02-01.1 and 183.040-02-01.2.

Mr. Krenzer submitted an application for a minor subdivision. Lot R-1 will be 50,000 square feet, and will include the house. Lot R-2 will be 68.82 acres of farmable land and will retain two existing barns that will be used for storage.

Lot R-1 also includes two small barns that will encroach side setbacks for accessory structures. The applicant will submit an application to the Zoning Board for relief on the side setbacks. Robert Hatch stated that they meet all other minimum zoning requirements.

Mr. Krenzer wants to sell the house, but does not want to make improvements; the house is not livable at present. They have an existing well, but have been required to hook into public water. The well is old, and allegedly there was a spill involving farming chemicals in the past.

Robert Hatch stated that they were going to perform a perc test for a septic system in the front yard and on the west side of the house. Once the perc tests are done, they can make a map showing where the septic system is going to be located. Robert Hatch stated that the new owner may want to tear down the house, or make different improvements, so

they will wait to design the septic until that happens. They would like to wait to design the septic system until the house is actually purchased.

Jay Coates questioned whether they should make it conditioned on compliance with zoning conditions in case the new owners decide to tear down the house.

Terry Rech stated that the house can be torn down, and be rebuilt where it stands, but cannot be expanded because of the zoning issues. Currently it does not meet the front set back requirements, but it is preexisting, non-conforming.

Jay Coates stated that he would like to see the following conditions met;

1-Zoning Area Variance determination prior to planning board action

2-Planning Board approval conditions

- discontinue use of the well and connect to public water
- a fully compliant septic system
- site plan and building permit

Mike Grasso asked if they will need a new certificate of occupancy since the house has been abandoned for a number of years. Terry Rech said normally no, but they would need some tie to a certificate of occupancy here because of the various site issues.

Donald Woerner stated that there would need to be a new area variance since there were two barns that would not be in code once the new subdivision lines were drawn.

Jay Coates stated that he would not give preliminary approval tonight. The Zoning board should act first to resolve the area variance issues for the barns. If that is approved, the planning board will look at the subdivision site plan.

Donald Woerner made a motion to table the application until the zoning board makes its determination, seconded by Mike Grasso, and passed as follows:

Randy Dawley - aye

Jay Coates - aye

Mike Grasso - aye

Shawn Veaut - aye

Don Woerner – aye

There being no further business, the meeting adjourned at 7:25 PM.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
August 7, 2012**

Members present: Donald Woerner, Shawn Veaut,
Randy Dawley, Debra Stokoe, Steve Stein

Members absent: Jay Coates, Mike Grasso, Robert Hatch

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

Don Woerner called the meeting to order. The minutes from the July 3, 2012 meeting will be approved at the next Planning Board meeting due to the fact that there were not enough members in attendance at that meeting present to vote tonight.

FIRST ORDER OF BUSINESS:

The application of Donald Krenzer for Verhulst Brothers Re-Subdivision of Lots 1 and 2. Property address is 1077 Beulah Road. Tax I.D. numbers: 183.040-02-01.1 and 183.040-02-01.2.

Donald Woerner stated that there were a few things the Planning Board could do at this time:

1. Set a public hearing date for September 4, 2012.
2. Grant preliminary approval and send the plans to the County for comments so that they will be back in time for the September meeting.

Randy Dawley made a motion to set a Public Hearing for September 4, 2012 for the Verhulst Re-subdivision, seconded by Debra Stokoe and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Don Woerner - aye
Steve Stein - aye
Shawn Veaut – aye

There being no questions about the map, Steve Stein made a motion to approve the map of the Verhulst re-subdivision dated July 9, 2012, seconded by Debra Stokoe and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Don Woerner - aye
Steve Stein - aye
Shawn Veaut – aye

There being no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
September 4, 2012**

Members present: Donald Woerner, Mike Grasso, Shawn Veaut,
Randy Dawley, Debra Stokoe, Jay Coates, Robert Hatch

Members absent: Steve Stein

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

Jay Coates called the meeting to order and asked for any corrections/additions to the minutes from July 3, 2012. There being none, the following motion was made:

Don Woerner made a motion to approve the minutes of July 3, 2012 as written, seconded by Mike Grasso and unanimously passed.

Jay Coates asked for any corrections/additions to the minutes from August 7, 2012. There being none, the following motion was made:

Debra Stokoe made a motion to approve the minutes of August 7, 2012 as written, seconded by Don Woerner and unanimously passed.

Robert Hatch recused himself from the meeting.

FIRST ORDER OF BUSINESS:

The application of Donald Krenzer for Verhulst Brothers Re-Subdivision of Lots 1 and 2. Property address is 1077 Beulah Road. Tax I.D. numbers: 183.040-02-01.1 and 183.040-02-01.2.

Jay Coates opened the Public Hearing at 7:05 P.M. There being no public in attendance, the hearing was subsequently closed.

Terry Rech made a comment that the Planning Board had not received any comments back from the county, and that the proper time frame has passed. The board members had no further comments to make either.

Robert Hatch stated that the Jay Coates had inquired at a previous meeting about the number of bedrooms in the house. It was stated that there are six bedrooms and that the perc tests show that there will be no problems with the system design. The leech field is 30'x55', and for a six bedroom home the leech field would need to be 30'x50', so that will be adequate to support the system.

Jay Coates mentioned the conditions that they wanted to place on this prior to their approval.

- Must be connected to public water
- Must obtain a building permit for home renovations

Don Woerner made a motion to grant a Negative Declaration on an Unlisted Action with no conditions for the Verhulst Brothers Re-subdivision of lots 1 and 2, per the map dated 7/9/12. Randy Dawley seconded that motion, and it was passed as follows, with the following notation, that this is actually based on the map dated 8/15/12:

Randy Dawley - aye
Debra Stokoe - aye
Don Woerner - aye
Mike Grasso - aye
Shawn Veaut - aye
Jay Coates - aye

There was a discussion whether this was a Re-Subdivision, or merely an alteration of the lot line. Jay Coates stated that the Town refers to it as an alteration of the lot line, but the County terms it as a re-subdivision.

Debra Stokoe made a motion to approve the Re-Subdivision and the alteration of lot line subject to the two conditions, seconded by Shawn Veaut, and passed as follows:

Randy Dawley - aye
Debra Stokoe - aye
Don Woerner - aye
Mike Grasso - aye
Shawn Veaut - aye
Jay Coates - aye

OTHER BUSINESS:

Terry Rech mentioned doing some training sessions in October and November. Terry Rech suggested doing training on the ARC Reader for the September 18, 2012 meeting.

Shawn Veaut made a motion to adjourn the meeting, seconded by Debra Stokoe, and unanimously approved.

There being no further business, the meeting adjourned at 7:15 PM.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
December 4, 2012**

Members present: Donald Woerner, Mike Grasso, Shawn Veaut,
Randy Dawley, Jay Coates, Robert Hatch

Members absent: Debra Stokoe, Steve Stein-alternate

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

Jay Coates called the meeting to order and asked for any corrections/additions to the minutes from November 7, 2012. There being none, the following motion was made:

Don Woerner made a motion to approve the minutes of November 7, 2012 as written, seconded by Shawn Veaut and unanimously passed.

FIRST ORDER OF BUSINESS:

The application of Kevin O'Donoghue as agent for David Page of 8427 Gully Rd., LeRoy to subdivide for the proposed 4 lot Page-Oatka Trail Subdivision at 3660 Oatka Creek Rd. The Tax ID #'s are 196.04-1-1 and 196.04-1-2.

Terry Rech stated that the Planning Board has all the information that is needed in order to make a motion to approve the subdivision. He has reviewed the final map dated 11/8/12, and has received the additional Authorization to Make an Application. Terry Rech stated that we have not received the County comments, and did not expect them until December thirteenth.

Jay Coates mentioned approving with the condition that they demolish the accessory building within twelve months. It was mentioned that the condition should also include the removal of any debris from the accessory structure.

There was discussion of how to approve the sub-division since the County comments have not been received. It was suggested that the Planning Board could reconvene for a second meeting for the month of December. Jay Coates proposed conditioning the approval pending no substantial County comments. Randy Dawley suggested conditioning the approval based on Terry Rech and Jay Coates review of the County comments. Jay Coates asked the board if they were in favor of this idea, and they all agreed.

Jay Coates entertained a motion for the SEQR Review. Don Woerner made a motion to determine a negative declaration for an unlisted action under SEQR and waive the reading of conditions on the standard Negative Declaration form, seconded by Robert Hatch and passed as follows:

Randy Dawley - aye
Robert Hatch - aye
Don Woerner - aye
Mike Grasso - aye
Shawn Veaut - aye
Jay Coates - aye

The Planning Board reviewed the latest map, dated 11/8/12, and noted that this is merely a re-subdivision; the existing use is the same, primarily agricultural.

Mike Grasso made a motion to grant final subdivision approval to the Page-Oatka Trail subdivision, based on a map by Welch and O'Donoghue surveyors last revised 11/8/12, with two conditions:

1-That there be no significant changes or impacts following the review of County Comments by Terry Rech and Jay Coates.

2-Removal of the portion of the accessory structure on lot 3, that is within the required rear set back, and the removal of debris within 12 months.

Robert Hatch seconded the motion, and it was passed as follows:

Randy Dawley - aye

Robert Hatch - aye

Don Woerner - aye

Mike Grasso - aye

Shawn Veaut - aye

Jay Coates - aye

OTHER BUSINESS:

Terry Rech stated that Valley Tire is interested in constructing a loading dock and admitted that they have been operating without a Certificate of Occupancy. Terry Rech stated that he would like to condition this so that all the permits and compliance will be tied to application approval. Ed Shero stated that we could make the condition that the approval would not take place until the Certificate of Occupancy is resolved. There was discussion about the tire storage being outside the building and that it is a fire hazard at this time. Terry stated that they may also be seeking approval from the Zoning board for a free standing sign.

Don Woerner made a motion to adjourn the meeting, seconded by Robert Hatch, and unanimously approved.

There being no further business, the meeting adjourned at 7:35 PM.

Respectfully submitted,

Renee Smith

Recording Secretary