

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
January 6, 2015**

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 meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from November 5, 2014. There being no corrections, the following motion was made:

Mike Grasso made a motion to approve the minutes of November 5, 2014, seconded by Deb Stokoe and unanimously passed.

Chairman Coates then asked for any corrections/additions to the work session minutes from November 18, 2014. There being no corrections, the following motion was made:

Deb Stokoe made a motion to approve the work session minutes of November 18, 2014, seconded by Tim Steves and unanimously passed.

Old Business:

None

New Business:

The application of Kirk Edwards to re-subdivide 2 lots into one single 11.5 acre lot. The property is located on North Rd, in an AR-2 zoning district; tax I.D. numbers are 198.02-001-002.3 and 198.02-001-002.4.

This is a re-subdivision of the previous Volkman subdivision. They want to combine the two parcels into one for tax purposes. T. Rech confirmed that they are compliant AR-2 lots. The applicant does not want to build on the lot, just wants to combine them.

J. Coates questioned whether the complete notice of Ag is on the map? It was determined that it did get chopped off the Boards copies. Mr. Maier stated that there is a statement on the map that they are not approved for building.

T. Rech mentioned that the Tax I.D. numbers for lots 3 and 4 were not on the map. Richard Maier, from Maier Land Surveying stated that they would be added as it is a County requirement.

Ed Shero questioned whether there was a Lot one. Mr. Maier stated that there had been a Lot 1 in the original subdivision, but that this is now a new re-subdivision, so it shouldn't have an impact.

J. Coates stated that there will need to be a Public Hearing, he didn't think there needed to be a motion made for this to occur. The Public Hearing will take place at the next Planning Board meeting, on February 3rd, 2015. J. Coates stated that he and T. Rech had been discussing the idea of setting Public Hearings for the first meeting when they receive the application in the office, instead of having a vote at the first Planning Board meeting, and having the Public Hearing at the second Planning Board meeting. They believe it will help "streamline" the meeting process and allow for one less meeting per application. The Board seemed agreeable to the idea.

Other New Business:

T. Rech stated that there will be a re-subdivision from Mumford coming before the Board involving a realtor who buys and flips houses. The neighbor wishes to gain 10 or 12 feet for his parcel.

E. Shero stated that around 7 years ago they made a list of projects for work sessions. Supervisor Dobson asked him to set a goal for the year, he thought they could tackle an item on that Work Session topic list. He and T. Rech thought that Town code for wind energy would be a good goal for 2015. S. Hallock stated that that the Town of Henrietta might have this Code already in place.

T. Rech reported that Harry's gas station has a large pile of dirt on the property which is contaminated. The DEC placed a date of 1/6/15 as a deadline for removal of the dirt, but Harry is presently out of the country. T. Rech stated that there was a clause in his purchase agreement that put the burden on contamination on the previous owner.

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

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
February 3, 2015**

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 meeting to order at 7:00 P.M. and asked for any corrections/additions to the minutes from January 6, 2015. There being no corrections, the following motion was made:

Mike Grasso made a motion to approve the minutes of January 6, 2015, seconded by Robert Hatch and unanimously passed.

Old Business:

The application of Kirk Edwards to re-subdivide 2 lots into one single 11.5 acre lot. The property is located on North Rd, in an AR-2 zoning district; tax I.D. numbers are 198.02-001-002.3 and 198.02-001-002.4.

Richard Maier, from Maier Land Surveying was present as a representative for the applicant. He stated that the corrections that were brought up at the last meeting, tax account numbers, and a corrected statement, are now on the maps. Mr. Maier stated that there is another statement that needs to be corrected, he will do that and get the corrected maps to the Building Department.

The public hearing was opened at 7:02 P.M. and subsequently closed since there was no one who wished to speak to the Board.

T. Rech and the Board had no issues with the application.

Upon inspection of the Short Environmental Assessment Form, the Board determined this to be an unlisted action.

M. Grasso suggested that a condition for the approval should be that the map comes back with the corrections that were previously discussed.

R. Hatch made a motion to approve the Kirk Edwards application to re-subdivide the 2 lots into one single 11.5 acre lot, seconded by S. Hallock and unanimously approved.

New Business:

The application of Maier Land Surveying as agent for Portfolio Enterprises, Inc. and Donald Whiteside to seek alteration of lot line between two parcels. The property addresses are 31 and 23 Dakin St, Mumford and are in an R-12 Zoning District. The Tax I.D. numbers are 208.16-1-44 and 208.16-1-45.

T. Rech stated that it doesn't look like there will be any issues with this application. 23 Dakin St will be gaining 12 feet, and 31 Dakin St. will be losing the footage. 31 Dakin St. was purchased by a realtor who buys and then flips houses.

A Public Hearing will take place at the next Planning Board meeting on March 3, 2015.

Other New Business:

T. Rech will be sending the Board the Ag Protection Plan Draft, and will be looking for their comments.

T. Rech also updated the Board on the situation at Harry's. The DEC took a sample of the dirt for testing, this needs to be done prior to taking it to a landfill. There is a 10 day turnaround for the testing. They still need an easement from the previous owner, and may need to go to court if it cannot be obtained.

J. Coates stated that there will be no work session for February.

It was announced that Mike Grasso will be the new Zoning Board Chairman. Don Woerner will be stepping down from that position, but will remain on both the Planning and the Zoning Boards.

R. Hatch made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
March 3, 2015**

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

Alternates Present:

Members absent: Donald Woerner, Debra Stokoe

Also present: Terry Rech, Bldg. Inspector, 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 February 3, 2015. There being no corrections, the following motion was made:

Robert Hatch made a motion to approve the minutes of February 3, 2015, seconded by Tim Steves and unanimously approved.

Old Business:

The application of Maier Land Surveying as agent for Portfolio Enterprises, Inc. and Donald Whiteside to seek alteration of lot line between two parcels. The property addresses are 31 and 23 Dakin St, Mumford and are in an R-12 Zoning District. The Tax I.D. numbers are 208.16-1-44 and 208.16-1-45.

Richard Maier was present as the representative for the applicant. The county comments came back on this application with no concerns. M. Grasso questioned where the wet lands that were mentioned in the County Comments were located. R. Maier stated that they were around 500 feet from the property. The Board had no further concerns regarding the application.

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

T. Rech stated that everything seemed straightforward, he has not heard any issues from the public.

The Board went through the Environmental Assessment, and determined that this subdivision would not cause any impact.

R. Hatch made a motion to approve the Whiteside Subdivision with the map prepared by Richard E. Maier, dated January 20, 2015, seconded by Scott Hallock and passed as follows:

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

New Business:

The application of Welch & O'Donoghue as agent for Edward Donaghue to re-subdivide 11.848 acres off of a 15.285 acre parcel. The property address is 206 South Rd located in an AR-2 Zoning district. The Tax I.D. number is 211.03-1-10.21.

J. Coates recused himself from this part of the meeting because he is a neighbor of the Donaghues. The applicant wants to sell 11.84 acres of land to B&P Realty. The land is currently being farmed by the Stein's, who own B&P Realty. The Stein's will need to combine some parcels to the north in order to avoid this becoming a land locked parcel. The Donaghues want to keep their house and around three and a half acres of land.

There was discussion about Lot 1 being combined with a parcel to the North. R. Hatch inquired as to whether a new map should be created showing those changes. Mr. O'Donoghue stated that he would rather just use the current map, so he doesn't have to do a new survey. R. Hatch questioned whether Mark Schnorr, the Assessor, could do a courtesy combination. T. Rech mentioned that Steve Stein from B&P Realty has talked to Mark Schnorr, so they could request the combination. Mr. O'Donoghue said that he could go to Real Property and ask if they would require any different line work for the combination to take place.

J. Coates indicated that they are talking about 2 different things. The first is a subdivision of the land, and the second is the lot combination. There was conversation about the Steins needing to be co-applicants, and that they should supply a letter of intent. M. Grasso indicated that the map should show the intent for the combination also.

Mr. O'Donoghue specified that he will get in touch with Real Property to see how they want him to delineate the line work on the map without doing having to do another survey. He is also going to get a letter from the Steins to act as their agent, and have them sign a letter of intent stating that they want to combine the parcels.

J. Coates asked the Board if they are willing to grant a Preliminary Subdivision approval based on the aforementioned changes. A Public Hearing will be scheduled for the April 7th Planning Board meeting.

R. Hatch made a motion to grant preliminary subdivision approval to the Donaghue 206 South Rd Subdivision, prepared by Kevin O'Donoghue, map dated 2/17/15, seconded by Scott Hallock and passed as follows:

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

Other New Business:

- Zoning Board for next month concerning a side setback for a Pole Barn in an AR-2 district.
- Jack Miller is looking for an amendment of a 1978 variance for an accessory structure on his Jack's Repair parcel.

- In-law apartment application on Flint Hill Rd.

This prompted discussion on what differentiates an In-law apartment from a dwelling. T. Rech and J. Coates had prepared a letter with ideas that stipulate the differences between an In-law apartment and a multiple dwelling unit. He asked the Board for their thoughts and input on this subject. S. Hallock stated that at the Dept. of Health, they recommend that people increase their leech field capacity when adding a bedroom. They can't force them to do this, they just make the recommendation and keep a copy on file. T. Rech questioned whether part of his building permit approval process should be sending the Health Dept. a letter when people are doing an addition. S. Hallock stated that it should be done and that many other Towns already have that procedure in place.

J. Coates stated that there will be no work session for March.

R. Hatch made a motion to adjourn the meeting, seconded by T. Steves and unanimously approved. The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
April 7, 2015**

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

Alternates Present:

Members absent: Scott Hallock

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

Chairman Coates called the Planning Board meeting to order and asked for any corrections/additions to the minutes from March 3, 2015. There being no corrections, the following motion was made:

Robert Hatch made a motion to approve the minutes of March 3, 2015, seconded by Tim Steves and unanimously approved. Don Woerner abstained from the vote since he was not present for the March meeting.

Old Business:

The application of Welch & O'Donoghue as agent for Edward Donaghue to re-subdivide 11.848 acres off of a 15.285 acre parcel. The property address is 206 South Rd located in an AR-2 Zoning district. The Tax I.D. number is 211.03-1-10.21.

The agent, Mr. O'Donoghue stated that he ran into a problem getting the parcels combined. He indicated that in order to combine all the parcels, it would be termed a re-subdivision and there would need to be a new survey done for the entire 217 acres. He stated that it is based on subdivision law, one of the parcels (parcel A) had already been part of a subdivision. Connecting a parcel that had already been part of a subdivision, the rest of the perimeter needs to be certified. T. Rech and Mr. O'Donoghue stated that they have been working on a solution to this problem. Paul Stein, the owner of B&P Realty granted an ingress and egress easement over his property to get to Lot 1. The County Comments came back, with no issues. Mr. O'Donoghue stated that he just needs to come up with the easements and change some of the lines on the map.

The Public Hearing for the Donaghue Subdivision was opened at 7:48 P.M., there being no public wishing to speak the hearing was subsequently closed.

T. Rech stated that he has no issues with the application. J. Coates recused himself since he is a neighbor. The Board completed the SEQR review, and determined the Subdivision to be a Negative Declaration.

Don Woerner made a motion to approve the application of Welch & O'Donoghue as agent for Edward Donaghue to re-subdivide 11.848 acres off of a 15.285 acre parcel. The property address is 206 South Rd located in an AR-2 Zoning district. The Tax I.D. number is 211.03-1-10.21, with the following condition:

- 1) Creation of a right of way.

Robert Hatch seconded the motion, and it was unanimously approved with J. Coates abstaining.

New Business:

The application of Jack W. Miller, Jr for Site Plan approval to amend a 1994 Site Plan and construct an accessory structure for indoor storage. The property address is 2339 North Rd located in an AR-2 Zoning district. The Tax I.D. number is 198.04-1-2.2.

Mr. Miller stated that he would like to construct a 120x48 foot storage building which will sit on the North side of his existing truck repair facility. He stated that this will be solely a storage building, there will be no water, heat, or insulation. He stated that he may put a light in the building, but it will just be used to store trucks, not as a workshop. Mr. Miller is proposing taking out part of the berm, and planting trees around that part of the building. J. Coates stated that the front lot line is the East side of the property.

T. Rech stated that the property has a long history of approvals with various variances for different approvals.

D. Woerner stated that this will be a visual improvement, since it eliminates the need for outside storage.

M. Grasso questioned the front setback. It was determined that they have a greater than 75 foot setback for the front. The current code is 75 feet, they have around a 100 feet currently.

J. Coates stated that a condition from a previous action was for a dry hydrant to be installed. Mr. Miller stated that he is still finishing that project, it has been a 2 year project. The applicant stated that it will be done before the project is finished.

The Public Hearing for Jack Miller's Site Plan Approval was opened at 8:09 P.M., there being no public wishing to speak, the hearing was subsequently closed.

The Board completed the SEQR review, and determined the site plan to be a Negative Declaration.

R. Hatch made a motion to approve the Site Plan for Lot 1, Miller North Subdivision, seconded by D. Stokoe, and unanimously approved.

Other New Business:

None

T. Rech stated that there will be a work session for April. He will be emailing information out to the Board.

D. Stokoe made a motion to adjourn the meeting, seconded by D. Woerner and unanimously approved. The meeting was adjourned at 8:17 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD WORK SESSION MINUTES
April 21, 2015**

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

Alternates Present:

Members absent: Scott Hallock

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

Chairman Coates called the Planning Board Work Session to order.

New Business:

The application for Patrick Place for a plot plan approval, and a subdivision Plan approval and a special exception use, to construct a Nursing facility at 880 North Rd. It is located in an AR-2 Zoning district. The Tax I.D. number is 146.04-1-5

Rob Fitzgerald of Fitzgerald Engineering was present to speak to the Board. He stated that they will be carving out 50,000 sq. ft. to 2 acres of land at the Krenzer farm. The house will look like a private residence, it will have 2 bedrooms and public water. The house will have 9-10 parking places for family, friends and workers. This project is being introduced to the Board for feedback before the applicant moves forward with the project. Jackie Coates was present to speak to the Board about the Comfort Care model.

T. Rech stated that this application came before the Village Planning Board and was denied. He stated that in that case there was an existing house with a shared driveway and limited parking.

Mr. Fitzgerald stated that this would have to be approved as a flag lot because they don't have the 175' street frontage, but it does widen out as it goes back. They have 160' and then where the house will be they have greater than 175'. T. Rech stated that there is a 75' foot setback, so if the lot width is 175' at that point it would be compliant.

J. Coates stated that the applicant would need to get an application in before the next meeting. He questioned when the applicant would fill out an application with the NYSDOT for a road cut. It was suggested that he do it soon, so he may have his approval in time for the June Planning Board meeting.

Future New Business:

- Lot line change on Beulah Road.
- Alteration of Lot line on Quaker Rd.

T. Rech announced that Scott Hallock will be resigning from the Planning Board.

Respectfully submitted,

Renee Smith
Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
May 5, 2015**

Members present: Jay Coates, Mike Grasso, Scott Hallock, Debra Stokoe,
And Don Woerner

Alternates Present:

Members absent: Robert Hatch and Tim Steves

Also present: Terry Rech, Bldg. Inspector, 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 7, 2015. There being no corrections, the following motion was made:

Don Woerner made a motion to approve the minutes of April 7, 2015, seconded by Debra Stokoe and unanimously approved.

Chairman Coates then asked for any corrections/additions to the work session minutes from April 21, 2015. There being no corrections, the following motion was made:

Don Woerner made a motion to approve the work session minutes of April 21, 2015, seconded by Debra Stokoe and unanimously approved.

Old Business:

The application of Fitzgerald Engineering as agent for Patrick Place A Comfort Care Home , LLC (applicant) and David and Marie Krenzer (property owners) to seek subdivision, Site plan and Special Exception Use approval. The property address is 880 North Rd located in an AR-2 Zoning district. The Tax I.D. number is 186.04-1-5.

Colleen Donagan, Chairperson of the Board of Directors of Patrick Place, was present to speak before the Board. She gave a background summary for Patrick Place. She stated that it was started in 2008, and a Board of Directors was formed 5 years ago. They have been fundraising since then in order to raise the funds needed to move this project forward.

Jacqueline Coates was also present to speak before the Board about this project. She is the Vice-Chairperson for the Board of Directors for Patrick Place, and she is also a nurse practitioner. She specified that there are currently only 9 homes in Monroe County, and this would be the only one in this area of the County. There are size regulations in place, most of the homes only have 2 bedrooms. She stated that there will be all volunteers working in the houses, most are retired nurses.

Rob Fitzgerald, of Fitzgerald Engineering was present at the meeting. He indicated that he is looking for a preliminary approval to keep the project moving. He specified that he would like to see a Public Hearing at the June meeting. R. Fitzgerald stated that the lot size will be 2.7 acres. The house will be set back 270 feet, and

there is public water available. They did some preliminary PERC tests and are still working on scheduling with the Health Department.

T. Rech specified that this is in an AR-2 zoning district. There was discussion about the lot width. T. Rech stated that this is compliant on acreage, and lot width.

There is a pre-existing barn that will remain. It was indicated that the barn may not have a conforming setback, but it is pre-existing.

There were no questions from the Board. There will be a Public Hearing at the June meeting.

D. Woerner made a motion to grant Preliminary Subdivision approval for the map dated 5/4/15, which was prepared by Fitzgerald Engineering, seconded by M. Grasso and passed as follows:

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

New Business:

The application of Kevin O'Donoghue as agent for the Genesee Country Museum to seek subdivision of a 78.4 acre parcel into 2 lots, and subsequent combination with other lands. The property address is 1410 Flint Hill Rd located in an AR-2 Zoning district. The Tax I.D. number is 208.03-1-5.

The Genesee Country Museum is selling all their land in Livingston County and 29 acres in Monroe County. The land will be used for farming. They are combining 3 parcels into 2 parcels.

D. Woerner made a motion to grant preliminary subdivision approval to the Genesee Country Museum based on the map prepared on 4/24/2015, by Welch & O'Donoghue Land Surveyors, seconded by Scott Hallock, and passed as follows:

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

There will be a Public Hearing at the June Planning Board meeting.

Future Business:

- Susan Stokoe wants to put up an accessory structure and will need to take some land from Stokoe Farms. There will be a Public Hearing at the June Planning Board Meeting.
- Lot line change on Beulah Road.

J. Coates will let the Board know if there will be a work session this month.

T. Rech indicated that the Planning Board and the Zoning Board will need a new member with Scott Hallock leaving the Boards.

D. Stokoe made a motion to adjourn the meeting, seconded by S. Hallock and unanimously approved. The meeting was adjourned at 7:43 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
June 2, 2015**

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

Alternates Present:

Members absent:

Also present: Terry Rech, Bldg. Inspector, 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 5, 2015. There being no corrections, the following motion was made:

Don Woerner made a motion to approve the minutes of May 5, 2015, seconded by Debra Stokoe and unanimously approved.

Old Business:

- 1. The application of Fitzgerald Engineering as agent for Patrick Place A Comfort Care Home , LLC (applicant) and David and Marie Krenzer (property owners) to seek subdivision, Site plan and Special Exception Use approval. The property address is 880 North Rd located in an AR-2 Zoning district. The Tax I.D. number is 186.04-1-5.***

Rob Fitzgerald, of Fitzgerald Engineering was present to speak at the meeting. He indicated that there have been no changes in information since the May 5, 2015 Planning Board meeting. He summarized the plan for the public in attendance at the meeting.

T. Rech stated that he has not received any County Comment's at this time, and that it has been more that 30 days.

The Public Hearing for Patrick Place Site Plan and Special Exemption Use Approval, was opened at 7:02 P.M., there being no public wishing to speak, the hearing was subsequently closed.

The Board completed the SEQR review.

D. Woerner made a motion to declare a Negative Declaration for this action of Patrick Place, seconded by S. Hallock and passed as follows:

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

D. Woerner made a motion to approve the subdivision, based on the map drawn by Fitzgerald Associates, dated May 4, 2015, seconded by S. Hallock and passed as follows:

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

R. Hatch made a motion to approve the Site Plan and Special Exception Use for Patrick Place, with the following condition:

- Driveway permit approved by NYS DOT

This was seconded by D. Woerner and passed as follows:

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

- 2. The application of Kevin O'Donoghue as agent for the Genesee Country Museum to seek subdivision of a 78.4 acre parcel into 2 lots, and subsequent combination with other lands. The property address is 1410 Flint Hill Rd located in an AR-2 Zoning district. The Tax I.D. number is 208.03-1-5.***

Mr. O'Donoghue stated that several deeds have been put on record since the May 5, 2015 Planning Board meeting. There is one deed left to file in Monroe County, Mr. O'Donoghue stated that he is waiting on the attorney.

J. Coates stated that they can go ahead with the Public Hearing, but no approvals can be made until after the deed is filed. J. Coates also stated that he would like a finalized map before they make the final approval.

The Public Hearing for the Genesee Country Museum Subdivision, was opened at 7:24 P.M., there being no public wishing to speak, the hearing was subsequently closed.

M. Grasso made a motion to table the application until the deed is filed with the County, seconded by D. Stokoe, and passed as follows:

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

3. *The application of Suzanne Stokoe to seek alteration of lot line between two parcels. The property address is 618 South Rd. and is in an AR-2 Zoning District. The Tax I.D. number is 210.04-1-5.*

Ms. Stokoe would like to move the easterly lot line further east by 30 feet, this will make the new lot compliant. It will increase the lot size from 1.994 acres to 2.186 acres. The new lot will be subdivided from a larger parcel of farmland which is currently owned by Ms. Stokoe.

The Public Hearing for the Suzanne Stokoe Subdivision, was opened at 7:30 P.M., there being no public wishing to speak, the hearing was subsequently closed.

T. Rech stated that there were no County comments, and that everything looks straight forward. The Board had no further questions and saw no need for any conditions to be added for the approval. The Board completed the SEQR review.
T. Rech stated that updated maps would be needed.

D. Woerner made a motion to approve the alteration of lot line based on the map dated May 15, 2015. This was seconded by R. Hatch and passed as follows:

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

J. Coates specified that there will be no Training sessions for the summer months.

T. Rech indicated that there are no applications at this time for future business.

J. Coates thanked Scott Hallock for his service and time spent on the Planning Board.

R. Hatch made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 7:41 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
July 7, 2015**

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

Alternates Present

Members absent: Mike Grasso

Also present: Terry Rech, Bldg. Inspector, 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 June 2, 2015. J. Coates found an error on the minutes. The motion to table the Application for the Genesee Country Museum had J. Coates as being recused on the vote; he actually voted “aye”. Robert Hatch made a motion to approve the minutes of June 2, 2015 with the correction, seconded by Debra Stokoe and unanimously approved.

Old Business:

The application of Kevin O’Donoghue as agent for the Genesee Country Museum to seek subdivision of a 78.4 acre parcel into 2 lots, and subsequent combination with other lands. The property address is 1410 Flint Hill Rd located in an AR-2 Zoning district. The Tax I.D. number is 208.03-1-5.

The application had been tabled at the last Planning Board meeting due to the fact that there was a deed that needed to be filed with Monroe County. T. Rech stated that everything had been completed and the map was delivered today.

D. Woerner made a motion to approve the application of Kevin O’Donoghue as agent for the Genesee Country Museum to seek subdivision of a 78.4 acre parcel into 2 lots, and subsequent combination with other lands. The property address is 1410 Flint Hill Rd. The Tax I.D. number is 208.03-1-5, seconded by R. Hatch, and passed as follows:

Debra Stokoe - aye
Don Woerner- aye
Robert Hatch – aye
Tim Steves - aye
Jay Coates - aye

New Business:

The application of William Rose to seek Special Exception Use approval for a major home occupation according to section 130-10. The property address is 1109 Scottsville Mumford Rd., located in an AR-2 Zoning district. The Tax I.D. number is 199.03-1-73.1.

William Rose was present to speak to the Board about putting a sign in front of his home to advertise his home welding business. He stated that he would be working out of his Grandfather's house. His Grandfather gave Mr. Rose his consent to use 1 bay of his 3 bay garage to conduct his welding business. He indicated that it would be the bay closest to the house, and that he also planned to work outside at times. He would be 50-75' from the road and would use a welding blanket and blind so that he would not be a distraction to people driving on the roadway. The garage is a wood framed structure with a cement floor. J. Coates questioned whether there were flammable substances being stored in the garage. Mr. Rose stated that there were flammable liquids stored in the far side of the garage, along with lawn equipment and household items. The applicant specified that he wouldn't have set hours, he will work when needed. He also stated that he will not be storing anything outside for his business.

J. Coates stated that he would like to see a diagram of where Mr. Rose will be working and what kind of protective measures will be in place. He indicated that a wooden structure is not the safest area to be used for a welding business.

J. Coates also specified that he would like a plot plan with the sign placement indicated, and would like the application filled out more completely.

T. Rech suggested putting in a condition that if the volume of work becomes large enough to change the character of the area, the business should be relocated.

A public hearing will be held at the August 4th, 2015 Planning Board meeting.

Future business:

- T. Rech stated that there is an application for a subdivision and site plan approval for Quaker Rd.
- T. Rech also stated that he was going to be meeting with the new owners of the Plaza, so there may be some new business that will result from that meeting.

D. Woerner made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
August 4, 2015**

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

Alternates Present

Members absent: Tim Steves

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

Chairman Coates called the Planning Board meeting to order at 7:45 P.M., and asked for any corrections/additions to the minutes from July 7, 2015. There being no corrections, the following motion was made:

Donald Woerner made a motion to approve the minutes of July 7, 2015, seconded by Robert Hatch and unanimously approved.

Old Business:

The application of William Rose to seek Special Exception Use approval for a major home occupation according to section 130-10. The property address is 1109 Scottsville Mumford Rd., located in an AR-2 Zoning district. The Tax I.D. number is 199.03-1-73.1.

J. Coates asked the applicant what size sign he was looking to have approved. The applicant stated that he would like to have a portable sign measuring 2'x2 ½', which he would place in the corner of his driveway. He would like to be able to move it from job site to job site. J. Coates indicated that the sign cannot be placed in a right of way of the State highway. Mr. Rose stated that he has a low volume of work, usually 1 to 2 customers a week, and that he would be doing metal fabrication and repair work. He will be working with a welding booth, and table. He stated that he has looked into purchasing a fire safe screen, and has recently purchased 2 new fire extinguishers. Mr. Rose specified that he will not be creating waste, he will be doing mostly repair work.

The Public Hearing was opened at 7:50 P.M. James Manning who resides at 1002 Scottsville Mumford Rd was present to speak on behalf of the applicant. Mr. Manning stated that he lives to the east of the applicant, and that there has been no physical or environmental impact with the welding that has been performed. Mr. Manning stated that the applicant keeps everything very clean and that he has not noticed any increased traffic.

There being no other public wishing to speak before the Board, the Public Hearing was closed at 7:53 P.M.

T. Rech mentioned that for a major home occupation, the code states that the sign should not be larger than 1'x2' and that there should be no external evidence of the business except for the sign. He stated that later in the chapter it states that the Planning Board can waive any of the specific requirements if they feel that it is appropriate.

The Board discussed conditions for the approval. There was discussion about the volume of business and when it may become too much for a home occupation business. T. Rech stated that there should be a condition

limiting outside storage. It was decided by the Board that the condition would be that no more than 2 items could be stored outside for no longer than 1 week a piece.

The applicant stated that he already has 2 signs which we places at areas where he has done work. These signs are 2x2 ½', which is larger than allowed by code. He would like to be able to continue to use those signs, he stated that the smaller signs would be very difficult to read while someone was driving past.

The Environmental Impact Assessment was completed for this application. It was determined that this would not result in any adverse environmental impact.

R. Hatch made a motion to approve the application of William Rose to seek Special Exception Use approval for a major home occupation according to section 130-10, with the following conditions:

- Limit 2 items being stored outside for no longer that 1 week a piece.
- Allow 2'x 2 ½' portable sign, if a permanent sign is installed it must conform to the regulations for the major home occupation.

The motion was seconded by D. Woerner, and passed as follows:

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

New Business:

The application of Michelle Zuck to seek Subdivision and Site Plan Approval. The property address is 954 Quaker Rd., located in an AR-2 Zoning district. The Tax I.D. numbers are 199.04-1-28 and 199.04-1-29.

Jim Missell from James H. Missell and Associates and Michelle Zuck were present to speak to the Board. Mrs. Zuck would like move the division line for Lot 1 and Lot 2 to the west because of the drainage feature between the 2 properties. Lot 1 currently has a home on it, there are plans to build a single family house on Lot 2. Mr. Missell stated that there will be a standard leech field, and that the PERC tests for lot 2 were very good. He stated that the property is in a flood plain, so they have established the base flood elevation. Mr. Missell stated that the basement will be 6' above the base flood elevation.

J. Coates stated that both properties are in 2 zoning districts, the Town of Wheatland considers the flood plain a separate zoning district. These properties are in both an AR-2 and an F-1 zoning district. J. Coates stated that the AR-2 zone needs 2 acres of land, and the F-1 needs 5 acres. Mrs. Zuck stated that there is another house that was recently built that is in a similar situation, with under 2 acres. She is going to look into this and possibly bring that information before the Board. J. Coates stated that they would have to do some research on this issue. There was discussion on various ways to divide the land into the two lots.

J. Coates stated that a Public Hearing could still be held, because by the next meeting everything should be worked out with the applicant. The Board decided to let J. Coates and T. Rech set the Public Hearing if they get all the information in time.

D. Woerner made a motion to table the application for the Zuck Subdivision and Site Plan approval, seconded by R. Hatch, and unanimously approved.

D. Woerner made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
September 1, 2015**

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

Alternates Present

Members absent:

Also present: Terry Rech, Bldg. Inspector, 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 August 4, 2015. There being no corrections, the following motion was made:

Robert Hatch made a motion to approve the minutes of August 4, 2015, seconded by Debra Stokoe and unanimously approved.

Old Business:

The application of Michelle Zuck to seek Subdivision and Site Plan Approval. The property address is 954 Quaker Rd., located in an AR-2 Zoning district. The Tax I.D. numbers are 199.04-1-28 and 199.04-1-29.

T. Rech wrote an opinion letter to send to the County. He distributed the letter to the Board for their review prior to the meeting. The letter stated that for properties in an AR-2 district, that have a partial F-1 zone, the F-1 zone should be treated as an overlay.

D. Woerner made a motion to adopt the opinion letter, seconded by M. Grasso, and unanimously approved.

T. Rech will file the letter with the County Clerk, he stated that there is a 30 day window in which an appeal can be filed.

T. Rech stated that there is no new information for the application. J. Coates stated that they can do a preliminary approval tonight, and set the Public Hearing.

D. Woerner made a motion for preliminary subdivision and site plan approval for the Zuck Subdivision, map prepared by James Missell and Assoc., dated January 2015. The motion was seconded by R. Hatch, and passed as follows:

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

New Business:

Dan Harmon came in to get information about a possible subdivision for his property on Oatka Creek Road. He would like to isolate the farm and the barns from the house in order to facilitate the sale of the property. There was conversation about the lots being very oddly shaped if this was done, and how this could create future zoning issues.

Other Business:

T. Rech mentioned the he received an email from Patrick Place stating that everything was ready to begin.

D. Woerner questioned whether a condition of the approval for the new canopy at Harry's Gas Station was the installation of a speed bump. T. Rech was going to research this and get back to the Board with the information.

T. Rech stated that they may have a training session in September if he can get some materials out to the Board. There will definitely be training sessions in October and November.

D. Woerner made a motion to adjourn the meeting, seconded by D. Stokoe and unanimously approved. The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Renee Smith

Recording Secretary

**TOWN OF WHEATLAND
PLANNING BOARD MINUTES
October 6, 2015**

Members present: Jay Coates, Debra Stokoe, Mike Grasso, Tim Steves,
And Joe Burns

Alternates Present

Members absent: Robert Hatch, Don Woerner

Also present: Terry Rech, Bldg. Inspector, 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 September 1, 2015. Mike Grasso stated that he found the following items that needed to be corrected in the minutes. In the third paragraph under Old Business, it should read that the opinion letter was filed with the Town Clerk, not the County Clerk. In the third paragraph under Other Business it should state that the Planning Board may have work sessions, not training sessions.

Debra Stokoe made a motion to approve the minutes from September 1, 2015 with the corrections, seconded by Tim Steves and unanimously approved.

Old Business:

The application of Michelle Zuck to re-Subdivide two parcels, altering conjoined line. The property address is 954 Quaker Rd., located in an AR-2 Zoning district. The Tax I.D. numbers are 199.04-1-28 and 199.04-1-29.

T. Rech stated that the County and DEC comments had been received and that there were no issues. The Applicant stated that there had been no changes to the application.

The Applicant gave a brief summary of the application before the Public Hearing began.

The Public Hearing for the Zuck re-subdivision and site plan approval, was opened at 7:06 P.M., there being no public wishing to speak, the hearing was subsequently closed.

The Environmental Assessment was completed by the Board.

T. Rech stated that there has been no challenge to his opinion letter, it now stands as a policy.

M. Grasso made a motion to grant final lot line alteration, subdivision and site plan approval for the Zuck Subdivision based on a map prepared by James Missell and Assoc., dated January 2015, with two conditions:

1. Map is revised to add note about possible high radon levels in the area
2. Add the label for zoning district F1 in the flood plain.

The motion was seconded by T. Steves, and passed as follows:

Joe Burns - aye
Tim Steves - aye
Debra Stokoe - aye
Mike Grasso - aye
Jay Coates - aye

New Business:

There will be a work session on wind energy on Oct 20, 2015.

J. Coates reminded the board members that they need to get in their training requirements for the year.

Other Business:

T. Rech distributed a Zoning Board application to the Board as a preview for the next meeting.

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

Respectfully submitted,

Renee Smith

Recording Secretary