

**Town of Ontario
Planning Board Minutes
February 14, 2017**

Present: Planning Board Members – Chairman Stephen Leaty, Tab Orbaker, Michelle Wright, Gerald Smith, Jason Coleman, Planning Board Secretary Nicole Yonker, Town Engineer Kurt Rappazzo (MRB), Town Attorney Rich Williams, and 10 members of the public

Chairman Leaty called the meeting to order at 7:00pm, led the Pledge of Allegiance.

A motion was made by Tab Orbaker to approve the minutes dated January 10, 2017 and seconded by Michelle Wright. The minutes were approved. Vote:

Gerald Smith	- Aye
Stephen Leaty	- Aye
Jason Coleman	- Aye
Michelle Wright	- Aye
Tab Orbaker	- Aye

Public Hearings

6587 Lakeside Road – Smith Subdivision– Preliminary/Final Subdivision & Site Plan

The application of McMahon LaRue Associates requesting Preliminary/Final Subdivision & Site Plan approval for a two lot subdivision and construction of a single family home on lot 2. Property is owned by James Smith and zoned R2.

Greg McMahon of McMahon LaRue and Jake Smith, the son of the property owner was present on behalf of the application.

Mr. McMahon stated that lot one will contain the existing house, while lot two will have a new single family constructed. He stated there are no future plans for the remaining lands.

Chairman Leaty asked for public comment, there was none.

The public hearing was closed.

Chairman Leaty read the Wayne County comments into the record:

At its regular meeting on January 25, 2017, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide impact with the following comments:

- 1) The proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,*
- 2) The proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,*
- 3) The proposed driveway will require a permit from the Wayne County Highway Department (Department of Public Works),*
- 4) Development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,*
- 5) Development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),*
- 6) Future plans (if any) for the total acreage should be considered and*
- 7) The property owner(s) should also be aware that portions of the “parent parcel” may contain (or be near) FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.*

**SEQRA RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Smith Subdivision
Preliminary/Final Subdivision
6587 Lakeside Road, Ontario, NY 14519
Tax Parcel Number: 61118-00-830029**

WHEREAS, McMahon LaRue Associates, as agents for James Smith, as owner, have submitted an application for Preliminary/Final Site Plan, Preliminary/Final Subdivision approval for the subdivision located at 6587 Lakeside Road in the Town of Ontario; and

WHEREAS, this application is an unlisted action and has been subject to a single agency review pursuant to SEQRA; and

WHEREAS, a short EAF was submitted by the applicant, dated December 5, 2016, as part of the application materials; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the Applicant and following public hearing on this matter, held on February 14, 2017, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant the State Environmental Quality Review Act; based upon the following findings of fact:

FINDINGS OF FACT

1. Subject to all PRC comments.
2. This Resolution is based upon the materials submitted by the applicant, including the Subdivision Site Plan prepared by McMahon LaRue Associates, bearing project number 2016-104 and dated November 2016.

The within Resolution was moved by Planning Board Member Tab Orbaker, seconded by Planning Board Member Jason Coleman, and voted upon by members of the Planning Board as follows.

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Michelle Wright voted	Aye
Jason Coleman voted	Aye
Tab Orbaker voted	Aye

Adopted by the Planning Board on February 14, 2017.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Whitcomb Subdivision
Preliminary/Final Subdivision
6587 Lakeside Road, Ontario, NY 14519
Tax Parcel Number: 61118-00-830029**

WHEREAS, McMahon LaRue Associates, as agents for James Smith, as owner, have submitted an application for a Preliminary/Final Site Plan, Preliminary/Final Subdivision located at 6587 Lakeside Road; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on February 14, 2017;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the Applicant and following a public hearing on this matter, opened on February 14, 2017, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board hereby grants approval of the application, subject to the following conditions:

CONDITIONS OF APPROVAL

1. Subject to all PRC comments.

2. This Resolution is based upon the materials submitted by McMahon LaRue Associates, bearing project number 2016-104 and dated November 2016.

The within Resolution was moved by Planning Board Member Tab Orbaker, seconded by Planning Board Member Gerald Smith, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Michelle Wright voted	Aye
Jason Coleman voted	Aye
Tab Orbaker voted	Aye

Adopted by the Planning Board on February 14, 2017.

7079 Ontario Center Road – Burns Subdivision – Preliminary/Final Subdivision & Preliminary/Final Site Plan

The application of A.E.Y. Engineering requesting Preliminary/Final Subdivision approval for a two lot subdivision and Preliminary/Final Site Plan approval for the construction of a single family residence. Property is owned by Stephen Burns and zoned R2.

Planning Board member Jason Coleman recused himself from this application.

Don Lewis of AEY was present on behalf of the application. They are proposing a two lot subdivision and the construction of a single family home.

Chairman Leaty asked for public comment.

David Ruffell of 7087 Ontario Center Road stated that there has been septic issues in the past and he would like to make sure it doesn't happen in the future.

The public hearing was closed.

Chairman Leaty read the Wayne County comments into the record:

At its regular meeting on January 25, 2017, the Wayne County Planning Board reviewed the above referenced referrals and determined them to have no intermunicipal or countywide impact with the following comments regarding both the Subdivision Plan and Site Plan:

- 1) *the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,*
- 2) *the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,*
- 3) *development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.*
- 4) *development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable) and*
- 5) *future plans for the total acreage should be considered*

**SEQRA RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Burns Subdivision
Preliminary/Final Subdivision & Site Plan
7079, Ontario, NY 14519
Tax Parcel Number: 62118-00-739648**

WHEREAS, AEY Engineering, as agents for Stephen Burns, as owner, have submitted an application for Preliminary/Final Site Plan, Preliminary/Final Subdivision approval for the subdivision located at 7079 Ontario Center Road in the Town of Ontario; and

WHEREAS, this application is an unlisted action and has been subject to a single agency review pursuant to SEQRA; and

WHEREAS, a short EAF was submitted by the applicant, dated December 13, 2017 as part of the application materials; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the Applicant and following public hearing on this matter, held on February 14, 2017, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant the State Environmental Quality Review Act; based upon the following findings of fact:

FINDINGS OF FACT

3. Subject to all PRC comments.
4. This Resolution is based upon the materials submitted by the applicant, including the Subdivision Site Plan prepared by AEY Engineering DPC, bearing project number E-127 and dated 1/13/17.

The within Resolution was moved by Planning Board Member Gerald Smith, seconded by Planning Board Member Michelle Wright, and voted upon by members of the Planning Board as follows.

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Michelle Wright voted	Aye
Jason Coleman voted	Abstain
Tab Orbaker voted	Aye

Adopted by the Planning Board on February 14, 2017.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Burns Subdivision
Preliminary/Final Subdivision & Site Plan
6587 Lakeside Road, Ontario, NY 14519
Tax Parcel Number: 62118-00-739648**

WHEREAS, AEY Engineering, as agents for Stephen Burns, as owner, have submitted an application for a Preliminary/Final Site Plan, Preliminary/Final Subdivision located at 7079 Ontario Center Road; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on February 14, 2017;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the Applicant and following a public hearing on this matter, opened on February 14, 2017, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board hereby grants approval of the application, subject to the following conditions:

CONDITIONS OF APPROVAL

3. Subject to all PRC comments.
4. This Resolution is based upon the materials submitted by AEY Engineering, bearing project number E-127 and dated 1/13/17.

The within Resolution was moved by Planning Board Member Gerald Smith, seconded by Planning Board Member Michelle Wright, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye

Michelle Wright voted	Aye
Jason Coleman voted	Abstain
Tab Orbaker voted	Aye

Adopted by the Planning Board on February 14, 2017.

Informal Discussion

Mike Sponable of Greene Land Surveying and John Graziozie of Gerber Homes were present to discuss the process of amending the PUD at Centennial Village to construct about forty-eight (48) town houses.

The Planning Board advised Gerber Homes to research what was approved in the most recent amendment to the PUD. A new amendment proposal would need to be submitted and presented at a Town Board meeting.

PUD – Community Ridge

Bob Keiffer and Randy Bebout of TY Lin and Mr. & Mrs. Fedyk and their son were present on behalf of the project.

The Town Attorney, Rich Williams reviewed his draft report with the Board. This report, which states the Planning Board supports the proposed PUD, will be edited based on mutually agreed upon discussions. The report will be reviewed, finalized and signed at the March Planning Board meeting, and will then be submitted to the Town Board as an agenda item for their March business meeting.

Bob Keifer stated the Fedyk's are in the process of selecting a footprint for phase I and will be submitting an application in the near future.

Gerald Smith moved to adjourn the meeting, Tab Orbaker seconded. Meeting adjourned at 9:20pm.

Gerald Smith	Aye
Stephen Leaty	Aye
Jason Coleman	Aye
Michelle Wright	Aye
Tab Orbaker	Aye

Nicole Yonker
Planning Board Secretary