

**Town of Ontario
Planning Board Minutes
March 21, 2017**

Present: Planning Board Members – Chairman Stephen Leaty, Tab Orbaker, Gerald Smith, Planning Board Secretary Nicole Yonker, Town Engineer Kurt Rappazzo (MRB), Town Attorney Rich Williams, and 7 members of the public

Absent: Michelle Wright, Jason Coleman

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 Gerald Smith. The minutes were approved. Vote:

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

Public Hearings

Beh Industrial Park – Section 8 – Phase 1 – Re-Approval Final Subdivision & Site Plan

The application of BME Associates requesting re-approval of Final Subdivision and Final Site Plan for Section 8 of Beh Industrial Park. The property is owned by the Estate of Gordon Beh and zoned I.

Fred Shelley of BME was present on behalf of the application.

The plans are the same as was submitted and approved in 2011. There are no proposed changes, applicant is simply seeking re-approvals at this time. SEQRA was approved in 2011 and does not need to be re-approved per Chairman Leaty.

**RE-APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Beh Industrial Park – Section 8 – Phase 1
Final Subdivision & Site Plan
239 Route 104, Ontario, NY 14519
Tax Parcel Number: 61117-00-112759**

WHEREAS, BME Associates, as agents for The Estate of Gordon Beh, as owner, have submitted an application for a Re-Approval of Final Site Plan and Final Subdivision located at 239 Route 104; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on October 11, 2011;

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 March 21, 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 BME Associates, bearing project number 9239LS-10 and dated February 2017.

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

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

Adopted by the Planning Board on March 21, 2017.

1683 Route 104 – Preliminary Site Plan

The application of Lu Engineers requesting Preliminary Site Plan approval for the construction of mini storage. Property is owned by Keith Verplank and zoned BT.

Scott Prior of LU Engineers and Keith VerPlank were present on behalf of the application.

The applicant is requesting preliminary approval of overall project and preliminary and final approval of phase I.

Mr. Prior stated they will need a SPEDES permit, as well as two NYSDOT permits for the extension of the sanitary sewer and entrance.

Chairman Leaty stated that there needs to be curb delineation for no left turns, similar to Advance Auto Sales and Rite Aid. He also stated that lighting and landscaping, 104 buffer, and customer versus contractor parking needs to be shown on the site plan.

Gerald Smith asked if there will be locked access or outside storage. Mr. Verplank stated there would be. He further stated that outside storage would be contained at the front of the parcel. Chairman Leaty didn't agree with that idea. Mr. Verplank stated it would be cost prohibitive to have indoor contractor storage.

Mr. Verplank stated he is receptive to moving outside storage to the back (ie boats). Though NYS Route 104 set back are limiting where that storage can be. Chairman Leaty stated the applicant needs to adjust plan and resubmit to show storage in the back.

Chairman Leaty asked for the applicant to provide an updated architectural rendering of proposed buildings. Mr. Verplank stated contractor buildings will have water and bathrooms.

Kurt Rappazzo asked if landscaping materials will be held on site. Mr. Verplank stated there will be, however, there will not be any retail sales.

Mr. Verplank stated the lot will be gravel. Chairman Leaty suggested having the front strip to the buildings paved within the first year.

Chairman Leaty reviewed the items the applicant needs to provide at the next meeting. Those items include; SEQR, SWPP, DOT permits, SPEDES permits, more information on drainage, lighting and landscaping plan, outside storage location in rear, proposed dumpster location, show snow storage, fence type, building elevations, calculations on storm water retention ponds.

Chairman Leaty read the Wayne County comments into the record:

At its regular meeting on February 22, 2017, the Wayne County Planning Board reviewed the above referenced referrals and recommended approval of the Preliminary Site Plan for Phase I and Phase II with the following comments:

- 1) *Development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc. particularly given that the parcel is located on the highly traveled NYS Rt. 104,*
- 2) *Proposed on-site traffic circulation, building areas and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to NYS Rt. 104,*

- 3) *All necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention & Building Codes, NYS DEC – Phase II storm water management and erosion and sediment control regulations, NYS Department of Transportation – driveway work permit, etc.),*
- 4) *Emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police, and fire),*
- 5) *Outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),*
- 6) *All toxic/hazardous materials that may be associated with any of the on-site businesses (if applicable), should be properly stored, handled and disposed of,*
- 7) *Future plans (if any) for the total acreage should be considered and*
- 8) *The applicant(s) should be aware that portions of the parcel may contain (or be near) National wetland area and NYS DEC wetland area and any planning/development should be done in accordance with applicable regulations.*

The public hearing has been postponed. The applicant will provide more information at the next meeting.

PUD Update

Community Ridge – Fedyk Builders and Bob Keiffer of TY Lin were present. The most recent version of the Planning Board’s report to the Town Board regarding this project is accepted by the Planning Board members. Chairman Leaty stated two members are absent during this meeting, however he contacted them prior to and they are in favor of the report.

Rich Williams made a motion to allow Chairman Leaty to sign the report. Gerald Smith seconded the motion.

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

Gerald Smith moved to adjourn the meeting, Tab Orbaker seconded. Meeting adjourned at 8:00pm.

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

Nicole Yonker
Planning Board Secretary