

**Town of Ontario  
Planning Board Minutes  
August 8, 2017**

*Present: Planning Board Members – Chairman Stephen Leaty, Gerald Smith, Michelle Wright, Planning Board Secretary Beth Hart, Town Engineer Kurt Rappazzo (MRB), and 4 members of the public.*

*Absent: Planning Board Members – Tab Orbaker and Jason Coleman,*

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

A motion was made by Gerald Smith to approve the minutes dated July 18, 2017 and seconded by Michelle Wright.

Vote:

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

**Public Hearings**

**7279 Fisher Road – Preliminary/Final Subdivision**

The application of Mary Whitcomb requesting Preliminary/Final Subdivision approval for a 3 lot subdivision. Property is owned by the applicant and zoned R2.

Mike Sponable, from Greene Land Surveying Company, requesting a Subdivision approval for 7279 Fisher Road. The three lots in this subdivision is to be broken up as follows: one lot being purchased by Mike and Robin, one lot being offered to neighbors and if not going up for sale, and the other lot being kept by Scott and Mary Whitcomb. The lot being offered to neighbors is 11.161 acres will not be broken up and will be sold as is.

Chairman Leaty read the Wayne County comments into the record:

*At its regularly scheduled meeting on July 26, 2017, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no inter-municipal 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 (or connection to municipal sewer) that will meet local and/or 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. (if applicable),*
- 4) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),*
- 5) future plans (if any) for the total acreage should be considered and*
- 6) the property owner/s should be aware that portions of the parcels may contain (or be near) National wetland (mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and any planning/development should be done in accordance with applicable regulations.*

Chairman Leaty asked for public comment. There was none. The public hearing was closed.

**SEQRA RESOLUTION  
TOWN OF ONTARIO  
PLANNING BOARD  
RE: Whitcomb Subdivision – Lot 3  
Preliminary/Final Subdivision  
7279 Fisher Road, Ontario, NY 14519**

**Tax Parcel Number: 64118-00-100927**

WHEREAS, Greene Land Surveying, PLLC submitted an application for Preliminary/Final Subdivision approval for a 3 lot subdivision at 7279 Fisher 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, Short EAF was submitted on July 10, 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 August 8, 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.

The within Resolution was moved by Planning Board Member Michelle Wright, 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	Absent
Tab Orbaker voted	Absent

Adopted by the Planning Board on August 8, 2017.

**APPROVAL RESOLUTION  
TOWN OF ONTARIO  
PLANNING BOARD**

**RE: Whitcomb Subdivision – Lot 3  
Final Subdivision**

**7279 Fisher Road, Ontario, NY 14519**

**Tax Parcel Number: 64118-00-100927**

WHEREAS, Greene Land Surveying, PLLC submitted an application for Final Subdivision approval for a 3 lot subdivision at 7279 Fisher Road in the Town of Ontario; and

WHEREAS, the Planning Board issued a Negative Declaration, pursuant to SEQRA, on August 8, 2017;

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

August 8, 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 Greene Land Surveying, PLLC, bearing drawing number 15-3580 and dated August 7, 2017.

The within Resolution was moved by Planning Board Member Michelle Wright, 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	Absent
Tab Orbaker voted	Absent

Adopted by the Planning Board on August 8, 2017.

Michelle Wright moved to adjourn the meeting, Gerald Smith seconded. Meeting adjourned at 7:08pm.

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

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Beth Hart  
Planning Board Secretary