

**Town of Ontario
Planning Board Minutes**

February 13, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Tab Orbaker, Michelle Wright, Jason Coleman, Gerald Smith, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, 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 Jason Coleman to approve the minutes January 8, 2018 and seconded by Tab Orbaker.

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

Public Hearings

Putnam Road – Preliminary/Final Subdivision and Preliminary/Final Site Plan

The application of Tom Marcellus requesting Preliminary/Final Subdivision and Preliminary/Final Site Plan for the subdivision of two lots with the construction of a single family house on one lot. The property is owned by Mary Whitcomb and zoned R2.

Chairman Leaty said that we have already reviewed this plan last month and were waiting for the comments from the Wayne County Planning Board, which we have received.

Chairman Leaty opened the public hearing.

George Elmer, resident, addressed concern about the trees in the Right of Way and will there be an easement driveway for both lots.

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on January 31, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Preliminary/Final Subdivision Plan/Preliminary /Final Site Plan 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.,*
- 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 (approximate mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and any planning/development should be done in accordance with applicable regulations.*

**SEQRA RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: 2636 Putnam Road**

**Preliminary/Final Site Plan & Preliminary/Final Subdivision
2636 Putnam Road, Ontario, NY 14519
Tax Parcel Number: 64118-00-115692**

WHEREAS, Tom Marcellus submitted an application for Preliminary/Final Site Plan and Preliminary/Final Subdivision approval for the construction of single family dwelling and another building lot at 2636 Putnam 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 December 12, 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 January 8 and February 13, 2018 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	Aye
Tab Orbaker voted	Aye

Adopted by the Planning Board on February 13, 2018.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: 2636 Putnam Road
Preliminary/Final Site Plan & Preliminary/Final Subdivision
2636 Putnam Road, Ontario, NY 14519
Tax Parcel Number: 64118-00-115692**

WHEREAS, Tom Marcellus submitted an application for Preliminary/Final Site Plan and Preliminary/Final Subdivision approval for the construction of single family dwelling and another building lot at 2636 Putnam Road in the Town of Ontario; and

WHEREAS, the Planning Board issued a Negative Declaration, pursuant to SEQRA, on February 13 2018.

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 January 8 and February 13, 2018, 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 dated December 13, 2017 and drawing # 15-3588.
3. A waiver including a 3:1 depth ratio.

The within Resolution was moved by Planning Board Member Michelle Wright, seconded by Planning Board Member Tab Orbaker 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 13, 2018.

1640 Route 104 – Preliminary/Final Site Plan

The application of Aaron Preston requesting Preliminary/Final Site Plan for commercial purposes for a nursery and landscape business. The property is owned by the applicant and zoned BT.

Greg McMahon, McMahon Larue Assocs., stated since the last meeting we have addressed comments, updated a final SWPPP and tweaked the drainage pond with the Town Engineer. We have also discussed with Richard Williams, Town Attorney, about a storm water maintenance agreement prepared and an access and drainage easements.

Richard Williams, Town Attorney, commented after the final SWPPP is completed he would be preparing the documentation for the 2 easements (storm water easement and access easement). He will then send the easements for Mr. Preston to review and sign. They will need to be signed before or at the meeting and submit a check for the recording fees.

Mr. McMahon has received comments from the DOT and will be addressing their comments.

Chairman Leaty commented that Mr. Preston will be responsible to open and backfill the area for installation for a new pipe to fix the drainage issues. The Town will be putting in the pipe and paying for the cost of the pipe.

Chairman Leaty stated that we will postpone this application until the outstanding storm water issues and easements are addressed. If this is completed, we will act next month.

Chairman Leaty left the meeting and Deputy Chairman Smith took over the meeting.

Informal:

Ontario View Industrial Park

Dan Brock, Costitch Engineering, described some proposed Flex storage buildings, totaling 135,000sf, on Timothy Lane. This will be built in phases on 10 acres of the 40-acre property, leaving 75% green. There will be plenty of green space and room for storm water ponds. The 10 acres are south of the ore beds. This will be for professional and warehouse space, with all storage being stored inside with no outside storage. Similar buildings are already being built in Greece. We have also been informed that there is another business with this same name, so we will be changing the name.

Deputy Smith commented that the plans look good so far but to include disposals, snow removal areas, traffic flow, and lighting with your plans.

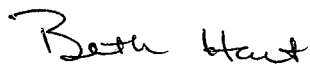
Optimax

Linc Swedrock, BME Associates, introduced Felix Radesi and Duane Kittleson both from Optimax. They are looking at expanding their building with an office expansion in the front of the building and a 40,000sf manufacturing expansion in the back. The manufacturing area will have garage doors and loading docks. The pond already in place is big enough for the expansion project. David Parkway expansion would be great for access to the back parking lot. No variances will be needed and hope to start building in June.

Michelle Wright moved to adjourn the meeting, Jason Coleman seconded. Meeting adjourned at 8:04pm.

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 13, 2018.



Beth Hart
Planning Board Secretary