

**Town of Ontario
Planning Board Minutes**

March 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, Town Councilman Joe Catalano and 4 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 February 13, 2018 and seconded by Jason Coleman.

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

Public Hearings

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.

Chairman Leaty explained the engineers for both the Town of Ontario and Preston Landscaping are looking at a revised plan that will benefit both the Town and Preston Landscaping.

Chairman Leaty tabled the application for the April meeting.

Summer Lake Phase 6– Final Site Plan - Final Subdivision

The application of Gerber Homes requesting Final Site Plan and Final Subdivision approval for a 9 lot subdivision for the construction of single family homes. The property is owned by the application and zoned R2.

John Graziose, Gerber Homes, stated they are working with MRB to update the site plan. Gerber Homes bought the remaining 3 sections from Pooler and are ready to develop Phase 6. The preliminary site plan and sub division have already been approved and are looking for final site plan and subdivision. The existing HOA is maintaining the conservation areas and allowing them to turn into natural buffers. The HOA has only had one issue with a resident encroaching on the conservation areas and believes this has been settled. The infrastructure for storm water management is already in place from the previous phase and will be used for Phase 6. Summer Lake subdivision is already aware of the construction for Phase 6 and they would like to access Phase 6 going through the Summer Lake Subdivision instead of Roder Parkway.

Chairman Leaty opened the public hearing. No one wished to speak.

Chairman Leaty closed the public hearing.

Chairman Leaty commented that the final plan for the subdivision needs to match the preliminary subdivision plan or Gerber will need to come in for another preliminary/final site plan and subdivision. We will need to see your revised plans before approving this.

Chairman Leaty tabled the application for the April meeting.

Gerald Smith moved to adjourn the meeting, Jason Coleman seconded. Meeting adjourned at 7:35pm.

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 March 13, 2018.

Beth Hart
Planning Board Secretary