

**Town of Ontario
Planning Board Minutes**

June 12, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Jason Coleman, Gerald Smith, Dorothy Constable, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, Supervisor Frank Robusto, Town Board Joe Catalano, Code Enforcement Officer Brian Smith and 5 members of the public.

Chairman Leaty called the meeting to order at 7:05pm, led the Pledge of Allegiance.

Chairman Leaty welcomed Dorothy Constable as the new planning board member.

A motion was made by Jason Coleman to approve the minutes May 8, 2018 and seconded by Gerald Smith.

Gerald Smith voted - Aye
 Stephen Leaty voted - Aye
 Jason Coleman voted - Aye
 Michelle Wright voted - Abstain
 Dorothy Constable voted - Abstain
 Vote 3 Ayes, 0 Nays, 2 Abstains. MOTION CARRIED

Public Hearings

249 David Parkway – Preliminary/Final Site Plan

The application of Michael Specht requesting Preliminary/Final Site Plan for construction of 10,000sf building. The property is owned by the Photon Gear and zoned I.

Al LaRue, McMahan LaRue Associates, PC, said they have no issues with the comments from planning board. The building will be used for E-commerce and warehouse space.

Chairman Leaty stated the public hearing was left open from last meeting. No one wished to speak.

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on April 26, 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) proposed 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, property maintenance, etc., particularly given that the parcel is located on Dean Parkway and near the highly traveled NYS Rt. 104 corridor,*
- 2) screening (e.g. fence, berm, landscaping, etc.) should be considered/used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent land uses – if applicable),*
- 3) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building area(s), parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials – AASHTO recommendations) and on-site traffic circulation. 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 David Parkway,*
- 4) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact other nearby uses – if applicable),*
- 5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),*
- 6) any toxic/hazardous materials should be properly stored, handled and disposed of,*
- 7) emergency service vehicle access should be provided for,*
- 8) future plans (if any) for the total acreage should be considered and*

- 9) *all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Department of Environmental Conservation Phase II Stormwater Management and Erosion and Sediment Control regulations, NYS Uniform Fire Prevention and Building Codes, etc.).*

A motion was made by Mr. Smith and seconded by Mr. Coleman to approve SEQRA for 249 David Parkway.

Gerald Smith voted - Aye
 Stephen Leaty voted - Aye
 Jason Coleman voted - Aye
 Michelle Wright voted - Aye
 Dorothy Constable voted - Aye
 Vote 5 Ayes, 0 Nays. MOTION CARRIED

A motion was made by Mr. Smith and seconded by Ms. Wright to approve the Preliminary/Final Site Plan for 249 David Parkway.

Gerald Smith voted - Aye
 Stephen Leaty voted - Aye
 Jason Coleman voted - Aye
 Michelle Wright voted - Aye
 Dorothy Constable voted - Aye
 Vote 5 Ayes, 0 Nays. MOTION CARRIED

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.

Al LaRue, McMahan LaRue Associates, PC, discussed the revised plans and changes were made after a meeting with the Town. The topics discussed were demolition of the house on 1611 Ridge Rd, the emergency access from Ridge Rd, parking including handicap parking, entrance to the building, storage of mulch, green infrastructure, location of sheds and plantings in the ROW and the egress from Route 104.

Chairman Leaty stated the public hearing was left open from last meeting.

Aron Thompson, resident, asked if there is room for fire equipment to access the front of the building.

Chairman Leaty informed Al LaRue, that Rich Williams will write up a Stormwater management agreement for this property and the board would like the following information for the next meeting.

- o location of the access/entrance to the building
- o a detailed timeline/ phases for the construction
- o location of handicap parking and accessibility of building
- o firetruck and vehicle circulation
- o landscaping equipment parking behind the building
- o number of sheds and location out of the greenspace
- o containment of mulch and what it is made of
- o location of “reasonable greenspace” and what is being put in this area
- o driveway through 1611 Ridge Rd leading to 1640 Route 104
- o location of stock piling of dirt from the stormwater facility

Chairman Leaty explained the Town Engineer is still working with the applicant this application is being postponed by mutual consent of the applicant and Town staff.

A motion was made by Mr. Smith and seconded by Mr. Coleman to approve the SEQRA for 1640 Ridge Road.

Gerald Smith voted - Aye
 Stephen Leaty voted - Aye
 Jason Coleman voted - Aye
 Michelle Wright voted - Aye
 Dorothy Constable voted - Aye

Vote 5 Ayes, 0 Nays. MOTION CARRIED

6323 Knickerbocker Road – Special Permit and Preliminary/Final Site Plan

The application of T.Y. Lin International requesting Special Permit and Preliminary/Final Site Plan for construction of 7500sf self-storage buildings. The property is owned by the Joe Domicello and zoned BT.

Mike Wall, TY Lin, is looking for a special permit and site plan approval for this property. We have reduced the square footage of the building to 7500sf and broken up the building into two buildings. The units will be 830sf for contractor/commercial storage and have 24-hour access. There will be no sprinklers. Bollards are added at the corner of the building for the emergency turnaround and would be willing to add bollards at the north boundary of the turnaround. A privacy fence will be 6ft high along the north boundary of the property.

Chairman Leaty commented the Wayne County Planning Board advised disapproval for this project. In order for this to pass, we will have to have a “super” majority of 4 votes to pass this project.

Chairman Leaty opened the public hearing.

James Schultz, resident, has two concern for the property. The plan is showing the emergency turnaround 2ft from his lot line and the buildings 8ft. Also, with clearing the vegetation from this property, this will speed the drainage of water to his property faster.

Shaun Logue, Town Engineer, suggested to eliminate 1 unit from the big building to increase the turnaround area and decrease the pavement size from 30’ to 24’ (on south side of property) to move the buildings farther from the northern property line.

Chairman Leaty stated that the board feels this project is too dense for the property and suggested to make changes to the plan. This application is Tabled to the next meeting by mutual consent.

6963 Lakeside Road – Preliminary/Final Subdivision

The application of Aron Thompson is requesting Preliminary/Final Subdivision into one lot. The property is owned by Peter Delorm and zoned R2.

Aron Thompson, resident, is looking for a Preliminary/Final Subdivision and has supplied revised plans with lots # 1 & 2 labeled and the location of the existing sewer on the other property.

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

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on June 12, 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) *future plans (if any) for the total acreage should be considered,*
- 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. (if applicable),*
- 5) *development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable) and*

- 6) *the property owner(s) should be aware that portions of the parcel may contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.*

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

Chairman Leaty closed the public hearing.

A motion was made by Mr. Smith and seconded by Ms. Wright to approve SEQRA for 6963 Lakeside Road.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED

A motion was made by Mr. Smith and seconded by Ms. Constable to approve the Preliminary/Final Site Plan for 6963 Lakeside Road.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED

Mr. Smith moved to adjourn the meeting, Ms. Constable seconded. Meeting adjourned at 8:29pm.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Aye
Vote 5 Ayes, 0 Nays. MOTION CARRIED

Adopted by the Planning Board on June 12, 2018.

Beth Hart
Planning Board Secretary