

**Town of Ontario
Planning Board Minutes**

July 10, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Michelle Wright, Dorothy Constable, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, Town Board Joe Catalano, and 19 members of the public.

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

A motion was made by Michelle Wright to approve the minutes June 12, 2018 and seconded by Dorothy Constable.

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

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.

David How, attorney for Aaron Preston, had concerns about the area being behind the building and would like this family, friendly business to be able to park their landscaping equipment (off site equipment) on the west side of the property (where it is now located). Employee and equipment parking, for use at Route 104 property, will be kept behind the building. Mr. Preston would like to place 40 sheds 15' from ROW on the west side of the property. All asphalt on site will not be removed from the property. There will be 18' to 20' for walking and emergency vehicles. The planter boxes, in front of the building, will be placed 10' from ROW. The SEQRA was not submitted to DOT. The stormwater easement agreement has not been signed.

Aaron Preston does not feel he should have pay for the cost to maintain the stormwater pond. He would like not only emergency vehicles to enter the property, but also allow employees and customers (in the future) to use the emergency driveway from Ridge Road.

Chairman Leaty recommended getting the applicants team together with all involved town parties to come up with a maintenance plan for the regional stormwater management ponds that satisfies all prior to the next meeting. All agreements will need to be executed prior to final approval.

Chairman Leaty questioned why the plans have not been submitted to NYSDOT for approval after the SEQR resolution given at the last meeting.

Chairman Leaty suggested that the final plans submitted for approval at the next meeting include anything and everything that the applicant wants to do on the site. Included could be connection to Ridge Road with all final design details and traffic information for such an entrance, any future building expansion and all asphalt and paved surfaces. This could be done in phases, that would be clearly noted on the plans. The Town Attorney suggested this may require a revised SEQR approval if the scope change is significant.

Chairman Leaty tabled this application to the next meeting.

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 7488sf self-storage buildings. The property is owned by the Joe Domicello and zoned BT.

Mike Wahl, T.Y. Lin International, explained they have moved the buildings 6ft further from the property line to make it 14' from the north property line. No cars will be parked along the north property line and two ponds will catch the drainage.

Joe Domicello explained they would like to do this project in two phases with the first phase being the larger storage unit. He feels this project does not need a fence as this the buildings would act as barriers and there is green space between the emergency turnaround and north property line.

Chairman Leaty opened the public hearing.

Mr. Shultz, resident, has concerns for the snow removal and drainage on the property.

Chairman Leaty closed the public hearing.

Chairman Leaty explained the board cannot make a decision on this application because Wayne County Planning Board recommended denial on this project and therefore we need a super majority (i.e. 4 out of 5 votes). Chairman Leaty tabled this application to the next meeting.

7690 Chapman Drive – Preliminary/Final Site Plan

The application of David LaMendola requesting Preliminary/Final Site Plan for construction of a single family home. The property is owned by the applicant and zoned R2.

Al LaRue, McMahan LaRue Engineering, stated the disturbed area not over an acre and the wooded area on the east side of the property will not be disturbed. No variance will be needed.

At its regularly scheduled meeting on June 28, 2018, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide impact with the following comments:

- 1) *the proposed sanitary sewer system must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) regulations,*
- 2) *the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,*
- 3) *the Chapman Drive right of way should be delineated on the site plan to help clarify who has road construction and maintenance responsibility,*
- 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.,*
- 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) *future plans (if any) for the total acreage should be considered.*

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

Chairman Leaty closed the public hearing.

A motion was made by Ms. Wright and seconded by Ms. Constable to approve the Preliminary/Final Site Plan for 7690 Chapman Drive.

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

2636 Putnam Rd – Preliminary/Final Site Plan

The application of Tom Marcellus requesting Preliminary/Final Site Plan for construction of a single family home. The property is owned by the applicant and zoned R2.

Mike Sponable, Greenland Surveying, explained the buyer wanted more land but to move the house closer to the road with only 1.1-acre disturbance. A raised septic system was not an option, so there will be a leech field over 400 ft away will require a booster station and will need to go through the culvert in the drainage ditch. No drainage easements are needed.

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

Chairman Leaty closed the public hearing.

Richard Williams, Town Attorney, stated there is an existing easement with 3 culverts. I have recorded the easements.

At its regularly scheduled meeting on June 28, 2018, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide impact with the following comments:

- 1) *the proposed sanitary sewer system must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) regulations,*
- 2) *the driveway should meet 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) and*
- 5) *future plans (if any) for the total acreage should be considered.*

A motion was made by Ms. Wright and seconded by Ms. Constable to approve the Preliminary/Final Site Plan for 2636 Putnam Rd.

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

7690 Chapman Drive – Preliminary/Final Site Plan

A motion was made by Ms. Wright and seconded by Ms. Constable to amend the Preliminary/Final Site Plan for 7690 Chapman Drive to include “A waiver including a 3:1 depth ratio” to the Conditions of Approval.

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

Centennial Village Section 18 –Preliminary/Final Subdivision and Preliminary/Final Site Plan

The application of Gerber Homes and Additions requesting Preliminary/Final Subdivision and Preliminary/Final Site Plan for a 19 lot subdivision for the construction of single family homes. The property is owned by the applicant and zoned PUD.

Chairman Leaty explained this application is to reapprove of plans that were approved in 2004 but never filed with Wayne County. Negative declaration for SEQRA was completed June 8, 1999.

At its regularly scheduled meeting on June 28, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Preliminary/Final Site Plan / Preliminary/Final Subdivision Plan with the following comments:

- 1) *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.,*
- 2) *emergency service vehicle access should be planned/provided for that meets the needs of the existing, as well as proposed subdivision,*

- 3) *the proposed sanitary sewer systems must meet applicable local and /or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) regulations,*
- 4) *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,*
- 5) *stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations,*
- 6) *development must meet applicable local, federal and NYS Codes such as NYS Uniform Fire Prevention and Building Codes and*
- 7) *future plans (if any) regarding the overall Centennial Village Subdivision should be considered.*

Chairman Leaty opened the public hearing.

There were a couple of residents from Centennial Village that spoke to the Planning Board regarding the maintenance of the ponds, gazebo and trails around Centennial Village. They approved of the application for Section 18.

Chairman Leaty closed the public hearing.

A motion was made by Ms. Wright and seconded by Ms. Constable to re-approve the Preliminary/Final Subdivision and Preliminary/Final Site Plan for Centennial Village Section 18 (Holly Creek Drive).

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

Ms. Constable moved to adjourn the meeting, Ms. Wright seconded. Meeting adjourned at 8:50pm.

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

Adopted by the Planning Board on July 11, 2018.

Beth Hart
 Planning Board Secretary