

**Town of Ontario
Planning Board Minutes**

September 11, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Michelle Wright, Gerald Smith, Jason Coleman, Dorothy Constable, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, Code Enforcement Officer Brian Smith, and 14 members of the public.

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 August 14, 2018 and seconded by Michelle Wright.

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

Greg McMahan, McMahan LaRue Associates PC, explained the new revised site plan, lined out in phases. Phase 1 would be the relocation of greenhouses, demolition of house off of Ridge Rd, preparation of site off of Ridge Rd, containment areas for mulch and stormwater pond. Excess fill will be used to fill the Ridge Rd entrance and possibly for sale as screened topsoil. All other extra dirt would not be used on site and would be exported. Phase 1 would be started in spring of 2019. Each phase would be closed before starting on the next phase. Access to the property off of Ridge Rd would need Wayne County's approval.

Chairman Leaty summarized what is needed for the following meeting:

- Phase 1 to include demolition of house on Ridge Rd
- Phase 1 to include grading the entrance from Ridge Rd and stabilizing it with seed
- Phase 1 to include barrier over the entrance from Ridge Rd
- Phase 1 to include containment barriers for bulk materials
- Trees and berms buffering the rear properties to be completed before the October 9th meeting. Engineer to add limits of trees to remain in that area.
- Re-address SEQRA
- Access road to be 20'- 24' in width as required by Town code and shall not be used until complete.
- Timeline of Phase 1 to be added to plans
- All debris to be removed from the west end of the site ASAP. No future storage of tree stumps, pallets and other leftover construction materials allowed.
- The plan will be heard at the Wayne County Planning Board on September 26 and the applicant is encouraged to attend.

6453 Furnace Road – Revised Preliminary/Final Site Plan

The application of Gerber Homes requesting Revised Preliminary/Final Site Plan for addition of outdoor storage to existing Mini Storage project. The property is owned by the applicant and zoned I.

Mike Sponable, Greene Land Surveying PLLC, explained they would like to start building the 3rd and 4th storage building by the end of the year and also add 50' wide outdoor storage for boats and trailers. No additional lighting, security or gates will be added to the property.

Bruce Gerber, Gerber Homes, said the future plan for the property is to add 2 more buildings where the outdoor storage area is (for a total of 6 buildings) and move the outdoor storage area further from Furnace Rd. The outdoor storage would be just for boats and trailers not for the storage of materials.

Chairman Leaty opened the public hearing.

Robert Panneitz, resident, asked if there would be more trees and a berm to buffer the property from his lot and from Furnace Rd. He has seen vehicles on the property late at night and in the early morning hours.

Marlene Milsome, resident, would like security added to the property.

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on August 29, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended disapproval of the Preliminary /Final Site Plan. The Board felt they lacked information that is needed to help them assess the items they are charged to consider by General Municipal Law, Section 239-1.2. They had specific questions regarding what items are proposed for outside storage and if fencing/screening (other than just the existing storage building) is proposed. The Board has reviewed a few other storage facility-related proposals from the Town recently and would like to ensure that they are reviewed as consistently as possible. Unfortunately, no one attended the meeting to represent the application and help discuss the proposal. The Board offered the following comments for consideration (similar to those made recently regarding other storage proposals in the town) should proposed development proceed:

- 1) 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, etc., particularly given that the parcel is located on the highly traveled Furnace Rd.,*
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, parking areas, 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 Furnace Rd.,*
- 3) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS DEC - Phase II stormwater management and erosion and sediment control regulations, etc.),*
- 4) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),*
- 5) outside storage should be “limited” (e.g. items in disrepair should not be permitted to accumulate),*
- 6) all toxic/hazardous materials that may be associated with any on-site business (if applicable) should be properly stored, handled and disposed of,*
- 7) future plans (if any) for the total acreage should be considered and*
- 8) the applicant(s) should be aware that portions of the parcel may contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.*

A motion was made by Ms. Wright and seconded by Mr. Smith to approve the Revised Preliminary/Final Site Plan for 6453 Furnace Rd.

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

6971 Lakeside Rd – Preliminary/Final Site Plan

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

Paul Raleigh would like to build a home on this property with the garage 200ft from the front property line.

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

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on August 29, 2018, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide impact with the 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),*
- 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 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.*

A motion was made by Mr. Smith and seconded by Ms. Wright to approve the Preliminary/Final Site Plan for 6971 Lakeside Rd.

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. Wright seconded. Meeting adjourned at 8:33pm.

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 September 11, 2018.

Beth Hart
 Planning Board Secretary