

**Town of Ontario
Planning Board Minutes**

April 10, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Michelle Wright, Jason Coleman, Gerald Smith, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, Town Board Joe Catalano and 9 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 March 13, 2018 and seconded by Chairman Leaty.

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

Vote 4 Ayes, 0 Nays. Motion Carried.

Chairman Leaty explained Tab Orbaker resigned from the Planning Board and will be missed.

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 stated this application is ongoing and is tabled by the applicant while they work out the engineering details.

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.

Mike Sponable, Green Land Surveying PLLC, explained they are working on the boundary lot lines and easements to make sure they match up with the subdivision maps filed with the county. We are working with Rich Williams to make sure the easements are also correct. Mr. Sponable has no issues with the PRC comments from March 22, 2018.

Mr. Williams verified the conservation easement is owned by the homeowner’s association, the 10ft utility easement (on the north side), is for private utilities and all you will need from the town is the dedication (portion) Autumn Breeze Lane and a temporary turn-around easement. I will need you, Mike Sponable, to verify the storm water easement is in place.

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

Chairman Leaty closed the public hearing.

SEQR is existing on this project.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Summer Lake Section 6
Final Site Plan & Final Subdivision
27.91 Lake Road, Ontario, NY 14519
Tax Parcel Number: 61119-15-578389**

WHEREAS, Gerber Homes submitted an application for Final Site Plan and Final Subdivision approval for the construction of nine (9) single family dwellings at Summer Lake Section 6, 27.91 Lake Road in the Town of Ontario; and

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 March 13 and April 10, 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 dated March 28, 2018.
2. This Resolution is based upon the materials submitted by Greene Land Surveying, PLLC dated March 29, 2018 and drawing # 18-4453.
3. Lot lines and easements are correct and accurate.

The within Resolution was moved by Planning Board Member Michelle Wright, seconded by Planning Board Member Jason Coleman 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
Vote 4 Ayes, 0 Nays.	

Adopted by the Planning Board on April 10, 2018.

7180 Furnace Road – Preliminary/Final Site Plan

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

Keith Greenup, Lou Carini PE, explained the grading, cleanouts for the sewer line has been completed and the 14ft wide driveway with a turnaround. The driveway will be paved in sections with gravel first. They may build another house behind the house with a shared driveway. They have no issues with the PRC comments, dated March 22, 2018.

Chairman Leaty explained to Mr. Martinez, that he might want to make separate driveways in case you want to sell the land in the future. Wayne County Planning Board suggested to move the driveway further south on Furnace Rd.

Mr. Martinez doesn't like the idea of moving the driveway further south. He would like a circular turn around close to the house instead of moving the driveway and clear the vegetation near the road.

At its regularly scheduled meeting on April 3, 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 onsite septic system must meet NYS Department of Health regulations,*
- 2) *the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance (ideas to consider that may help improve sight distance / provide safer access to Furnace Road: move driveway further to the south to help improve sight distance to the north, required a turn-around in the driveway so there is no backing onto Furnace Rd, remove vegetation that blocks sight distance, etc.),*
- 3) *development should be done in a manner that keeps it compatible with surround land uses and is also aesthetically pleasing through use of times 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.*

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

Chairman Leaty closed the public hearing.

**SEQRA RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: 7180 Furnace Road
Preliminary/Final Site Plan
7180 Furnace Road, Ontario, NY 14519
Tax Parcel Number: 63118-00-701779**

WHEREAS, Eleuterio Martinez submitted an application for Preliminary/Final Site Plan approval for the construction of a single family dwelling at 7180 Furnace 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 March 16, 2018 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 April 10, 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 Jason Coleman, seconded by Planning Board Member Michelle Wright 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
Vote 4 Ayes, 0 Nays.	

Adopted by the Planning Board on April 10, 2018.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: 7180 Furnace Road
Preliminary/Final Site Plan
7180 Furnace Road, Ontario, NY 14519
Tax Parcel Number: 63118-00-701779**

WHEREAS, Eleuterio Martinez submitted an application for Preliminary/Final Site Plan approval for the construction of a single family dwelling at 7180 Furnace Road in the Town of Ontario; and

WHEREAS, the Planning Board issued a Negative Declaration, pursuant to SEQRA, on April 10, 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 April 10, 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 dated March 28, 2018.
2. This Resolution is based upon the materials submitted by Louie Carini PE dated March 14, 2018 and drawing # 17.
3. Sufficient turn around near the house and clearing near the access point onto Furnace Road to access Furnace Road easier.

The within Resolution was moved by Planning Board Member Jason Coleman, seconded by Planning Board Member Gerald Smith and voted upon by members of the Planning Board as follows.

Gerald Smith voted	Aye
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Stephen Leaty voted Aye
 Michelle Wright voted Aye
 Jason Coleman voted Aye
 Vote 4 Ayes, 0 Nays.

Adopted by the Planning Board on April 10, 2018.

7361 Ontario Center Road– Preliminary/Final Subdivision

The application of Wychmere Farms Inc requesting Preliminary/Final Subdivision approval for Kawych Lassie Subdivision for a 1 lot subdivision for the for an existing single family home. The property is owned by the application and zoned R1.

Mr. Pinkney explained he would like the subdivision so the existing house will stand alone on its own parcel. There are no future plans for the farm at this time.

At its regularly scheduled meeting on April 3, 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 must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),*
- 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) *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) FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>), 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.

**SEQRA RESOLUTION
 TOWN OF ONTARIO
 PLANNING BOARD
 RE: Kawych Lassie Subdivision
 Preliminary/Final Subdivision
 7361 Ontario Center Road, Ontario, NY 14519
 Tax Parcel Number: 62119-00-863028**

WHEREAS, Wychmere Farms submitted an application for Preliminary/Final Subdivision approval for a one (1) lot subdivision for an existing single family home, 7361 Ontario Center 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 March 12, 2018 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 April 10, 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 Gerald Smith, seconded by Planning Board Member Jason Coleman 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
Vote 4 Ayes, 0 Nays.

Adopted by the Planning Board on April 10, 2018.

**APPROVAL RESOLUTION
TOWN OF ONTARIO
PLANNING BOARD
RE: Kawych Lassie Subdivision
Preliminary/Final Subdivision
7361 Ontario Center Road, Ontario, NY 14519
Tax Parcel Number: 62119-00-863028**

WHEREAS, Wychmere Farms submitted an application for Preliminary/Final Subdivision approval for a one (1) lot subdivision for an existing single family home, 7361 Ontario Center Road in the Town of Ontario; and

WHEREAS, the Planning Board issued a Negative Declaration, pursuant to SEQRA, on April 10, 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 April 10, 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 dated March 28, 2018.
2. This Resolution is based upon the materials submitted by R Morris Surveying PLS PLLC dated March 2, 2018 and drawing # 02924.

The within Resolution was moved by Planning Board Member Gerald Smith, seconded by Planning Board Member Michelle Wright 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
Vote 4 Ayes, 0 Nays.

Adopted by the Planning Board on April 10, 2018.

Chairman Leaty moved to adjourn the meeting, Jason Coleman seconded. Meeting adjourned at 7:58pm.

Gerald Smith voted Aye
Stephen Leaty voted Aye
Michelle Wright voted Aye
Jason Coleman voted Aye

Adopted by the Planning Board on April 10, 2018.



Beth Hart
Planning Board Secretary