

**Town of Ontario  
Planning Board Minutes**

**January 8, 2019**

*Present: Planning Board Members – Chairman Stephen Leaty, Gerald Smith, Jason Coleman, Michelle Wright, Dorothy Constable, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, and 3 members of the public.*

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

A motion was made by Mr. Coleman to approve the minutes November 14, 2018 and seconded by Ms. Wright.

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

**Public Hearings**

**Ontario View Industrial Park– Preliminary/Final Site Plan and Preliminary/Final Subdivision**

The application of Michael Nasello requesting Preliminary/Final Site Plan and Preliminary/Final Subdivision to construct a 20,000+/- sf industrial flex building. The property is owned by Timothy Properties LLC and zoned I.

Chairman Leaty stated this application needs to go before the Wayne County Planning Board and will hold this application open for next month.

**579 & 589 Whitney Road – Preliminary/Final Site Plan and Preliminary/Final Subdivision**

The application of Lon Lockwood requesting Preliminary/Final Site Plan and Preliminary/Final Subdivision to combine 2 lots into 1 lot and construct a single family residence. The property is owned by applicant and zoned R2.

Mike Sponable, Greene Land Surveying PLLC, explained the project to include a raised bed septic system, public water coming from the road, and the driveway would be about 900ft winding through the trees (to keep the mature trees). There will be a small barn for horses and pasture and an emergency turn off.

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

Chairman Leaty closed the public hearing.

*At its regularly scheduled meeting on December 12, 2018, the Wayne County Planning Board reviewed the above referenced referral and determined it to have no intermunicipal or countywide 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) codes/regulations,*
- 2) *the proposed driveway should have sight distances available that meet 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.,*
- 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 applicant(s) should be aware that portions of the parcel appear to 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 Mr. Smith and seconded by Ms. Constable to approve SEQRA for Preliminary/Final Site Plan and Preliminary/Final subdivision for 579 and 589 Whitney 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. Wright to approve the Preliminary/Final Site Plan and Preliminary/Final Subdivision for 579 and 589 Whitney 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. Coleman moved to adjourn the meeting, Ms. Wright seconded. Meeting adjourned at 7:15pm.

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 January 8, 2019.

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Beth Hart  
Planning Board Secretary