Town of Ontario
Planning Board Minutes
June 11, 2019

Present: Planning Board Members – Chairman Stephen Leaty, Gerald Smith, Michelle Wright, Dorothy Constable, Jason Coleman; Planning Board Secretary Beth Hart; Town Attorney Richard Williams; Town Engineer Shaun Logue; and 26 members of the public.

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

A motion was made by Mr. Smith and seconded by Mr. Coleman to approve the minutes from May 14, 2019 meeting.

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

1697 Ridge Rd – Preliminary/Final Subdivision
The application of Glen Cone requesting Preliminary/Final Subdivision approval for Glen Cone subdivision for a 2-lot subdivision. The property is owned Richard Cone and zoned BT.

Al LaRue, McMahon LaRue Associates PC, explained this is a simple subdivision, no issues with the PRC comments and no perks are needed.

Chairman Leaty stated that #6 of the PRC comments does not apply.

Chairman Leaty opened the public hearing.

At its regularly scheduled meeting on May 29, 2019, 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 lots should be configured with enough area for each lot to contain an existing and/or construct a new wastewater treatment system (or connection to municipal sewer) that will meet local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) codes/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 (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) and
5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable).

A motion was made by Ms. Constable and seconded by Mr. Smith to approve SEQRA for 1697 Ridge 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

A motion was made by Ms. Constable and seconded by Ms. Wright to approve the Preliminary/Final Subdivision for 1697 Ridge 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

Glen Cone, executor, stated the property is being marketed for sale with access to Ridge Rd.

Chairman Leaty commented this board has generally been in favor of accesses to Ridge Rd and just watch sight distances and how many vehicles would be using the driveway.

Chairman Leaty closed the public hearing.

560 Boston Rd – Preliminary/Final Site Plan
The application of John Casciani requesting Preliminary/Final Site Plan approval for a single-family dwelling. The property is owned by the applicant and zoned R1.

John Casciani, applicant, would like to build a single-family home on this 80-acre property. I have included a possible phase 2 on the map, with a three-lot subdivision in case we want to do this in the future. Extra turnaround or a wide driveway for emergency vehicles. John is looking for approval so he can start working on utilities for the property.

Chairman Leaty commented we will not be making a decision tonight as the maps need to be revised per the email from the Town Engineer. All proposed buildings and driveways will need to put on your site plan. The Town Engineer has sent an email to the applicant’s engineer outlining all required plan requirements. The Town Engineer has not heard hack from him.

There was also a discussion regarding the Town Board action on the use of a helicopter. John Casciani would like to land and store the helicopter in the garage on the house plan and would just need to build a 4ft driveway, 50 ft from the house to land. He only flies 3 to 4 times a month. The Board wants the landing area shown on future site plan submissions.

Chairman Leaty opened the public hearing.

Ann Welker, 669 Boston Rd, concerned with the helicopter landing on the property.

Rich Williams, Town Attorney, explained the applicant will need to get FAA, State Department of Transportation and Town Board approval to land the helicopter on his property. There will be a formal application to the Town Board and a Public Hearing will be scheduled.

Dr. Anne Rowlands, 450 Boston Rd, is concerned for the public safety of an existing business and noise from the helicopter. They own 70 draft horses that are in the summer pasture directly next door to this application.

Dr. David Rowlands, 450 Boston Rd, has no problem with the house plan but they recently had a problem where some horses broke through a fence and are concerned the noise overhead would scare the horses.
Elizabeth Munding, 634 Boston Rd, is concerned about the animals and families with small children. There is an airport in Williamson that he can use.

Wendy Webster, 636 Boston Rd, if a helicopter comes to the area it will make the change to the area and wildlife.

Chairman Leaty left the public hearing open until July Planning Board meeting.

Chairman Leaty asked John Casciani to update his site plan for the house and any additional information needed for the Town Board approval.

6150 Furnace Rd – Preliminary/Final Site Plan
The application of Verschage Ventures LLC requesting Preliminary/Final Site Plan approval for a multifamily (3 unit) dwelling. The property is owned by the applicant and zoned B.

Larry Heininger, Marques & Associates PC, explained using the existing gravel driveway for construction of the multi family dwelling and then covering over the driveway to be green space. There will be 6 parking spaces with a crushed stone driveway. Lighting would be dark sky compliant and walkways to the parking area would be low. No outside storage as each unit will have a basement. Building is staggered for strength. Tim Verschage will be maintaining the property.

Chairman Leaty opened the public hearing. No one spoke.

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on May 29, 2019, 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) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of times such as building/property maintenance, fencing, berms, landscaping, etc., particularly given that the parcel is located on highly traveled Furnace Road,

2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses,

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 times as well as access to Furnace Rd. The information could be useful for emergency service providers to review and know also,

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) and

5) all necessary local, federal and state recommendations/regulations and approvals/permits must be obtained/complied with (e.g. NYS Uniform Fire Prevention and Building Codes).

A motion was made by Mr. Smith and seconded by Mr. Coleman to approve the Preliminary/Final Site Plan for 6150 Furnace Rd.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Lakeside Estates lot 6 and 7 – Preliminary/Final Subdivision
The application of Gerber Homes requesting Preliminary/Final Subdivision approval for 2 lot subdivision for single family dwellings. The property is owned by the Frank Muratore and zoned R2.

Mike Sponable, Greene Land Surveying, PLLC, submitted revised plans for the subdivision of 2 lots, showing the drainage flowing NW and the swale draining to the north. Grading for the driveway to clear the lot but there is no site plan for single-family dwellings.

Chairman Leaty opened the public hearing.

Don Anderson, 6803 Lakeside Rd, is concerned with the swale and drainage ditch and would like to make sure they are stated on the drawings.

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on May 29, 2019, 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 lots should be configured with enough area for each lot to contain an existing and/or construct a new wastewater treatment system (or connection to municipal sewer) that will meet local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) codes/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 (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 times such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable) and

5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable).

A motion was made by Ms. Wright and seconded by Ms. Constable to approve SEQRA for Lakeside Estates Lot 6 & 7.

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 Ms. Wright and seconded by Mr. Coleman to approve the Preliminary/Final Site Plan for Lakeside Estates Lot 6 & 7.

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

6686 Furnace Rd – Preliminary/Final Site Plan and Special Permit
The application of Delaware River Solar LLC requesting Preliminary/Final Site Plan and Special Permit approval for installation and operation of solar photovoltaic facility. The property is owned Stephen Haak and zoned SR/R2.

Dan Compitello, Delaware River Solar LLC, explained the process of setting up the solar field and how they tie into the RG&E distribution lines. Customers using RG&E for electric can sign up for electricity like you would sign up for electric suppliers. Extra power and cloudy days are factored into how much electricity is going to be produced and will power up 500-600 homes. The Haak farm is an average size farm about double the size of the Town solar farm on Lake Rd and will last 35-40 years. There is 12-15 ft between solar panels to be able to maintain the panels and the ground cover. The lease for this solar can be transferred if the land changes owners. There will also be a decommission plan with the town to describe how they will dismantle the solar field when time comes. If there is an electric outage, the customers will also have an outage. The solar field will be surrounded by a fence with construction to build the solar field taking about 3 months with 10-12 workers. Maintenance will happen 2-4 visits per year and the field will be monitored 24 hours a day and sensors will be tripped if someone enters the field. There is no federal funding for this project.

Chairman Leaty opened the public hearing.

Steve Haak, 6686 Furnace Rd, stated that Delaware River Solar was concerned about not using his prime farmland.

Chairman Leaty closed the public hearing.

A motion was made by Mr. Smith and seconded by Ms. Wright to adjourn the meeting. Meeting adjourned at 9:00 pm.

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 11, 2019.

________________________________________
Beth Hart
Planning Board Secretary