APRIL 10, 2017
ONTARIO TOWN BOARD MEETING

A regular meeting of the Ontario Town Board was called to order by Supervisor Smith at 7:00 p.m. in the Ontario Town Hall. Present were Supervisor John Smith, Council members: Jason Ruffell, Frank Robusto, Joseph Catalano, Richard Leszyk, Superintendent of Highways Marilee Stollery, Code Enforcement Officer Charlie DeMinck, Interim Superintendent of Water Utilities Stephen Johnville, Director of Recreation & Parks William Riddell, Business Manager Paul Liess, Library Director Sandra Hylen, Attorney for the Town Richard Williams and Town Clerk Debra DeMinck.

Absent: Sole Assessor Melissa Halstead

30 residents and visitors were present at portions of the meeting.

Mr. Orbaker led the Pledge of Allegiance.

A legal notice of public hearing to consider the establishment of a “Planned Unit Development”, to be known as “Community Ridge” was published in the Wayne County Mail on March 30, 2017, in the Times of Wayne County on March 26, 2017 and on the Town Clerk’s bulletin board and on the town’s website on March 28, 2017.

Supervisor Smith opened the Public Hearing at 7:01 to consider the establishment of a Planned Unit Development to be known as “Community Ridge”. Bob Keiffer, an engineer with TyLin, representing the Fedyk’s, gave an overview of the plan. Phase I would be apartments for rent.

James Switzer stated this would be the third PUD in Ontario and thinks it is a great idea. He thinks pictures should be taken of Community Lane and consider splitting the plan from east to west. He also stated there should be fencing between Brown Square and the development. He also asked about sidewalks and would a path to Tops Plaza include Brown Square. He feels there will be too much traffic.

Supervisor Smith stated sidewalks will need to be constructed along Community Lane and will be paid by Fedyk’s.

Mr. Keiffer stated roads will have a sidewalk on one side and there will be light poles. Tops is not excited about a path because it would come out where trucks make their deliveries.

A traffic study was done and DOT said the increase in traffic would not warrant a change to the Furnace Road/Route 104 intersection. They will also have to meet DEC regulations with regard to storm water and drainage.

Aron Thompson asked if sidewalks were going to be extended down Furnace Road. Supervisor Smith replied yes. Mr. Thompson was also concerned with drainage as the backyards on Ridge Road are wet.

Mr. Keiffer stated a significant number of homes will not have basements which would be an opportunity to help the drainage along Ridge Road.

Peggy Delass, who lives a few houses past Community Lane on Furnace Road, was concerned that Furnace Road would be the only access for the development. Mr. Keiffer responded that multiple accesses are needed for emergency vehicles.

Aron Thompson stated they should look at adding another access road from Ridge Road for emergency vehicles.
Ann Blackburn, owner of a home on Community Lane, is concerned about the access of construction vehicles. She also asked when the project was expected to begin. Supervisor Smith stated summer.

Ms. Blackburn also asked what the base rate of affordability was going to be.

Mr. Keiffer responded that they will be market rate. They will be different styles of units and the rent will be different.

Jim Doyle asked the time frame of when the road will be completed. Mr. Keiffer responded that they hope to begin this summer. Supervisor Smith also stated that the board would want to see the road completed.

Jim Switzer asked if this project would be applying for a PILOT. The Fedyk’s responded no.

Councilman Joe Catalano asked if they saw any problems from DEC when they go for a permit to cross wetlands. Mr. Keiffer responded that they will be disturbing less than 1/10 of an acre so there should be no issue.

Ms. Blackburn asked what the chances were that Community Lane would be widened at some point in the future. Mr. Keiffer stated that he has never seen that happen but a study may have to be made.

Mr. Robusto asked about how they were going to facilitate sidewalks on land they didn’t own. Mr. Keiffer responded that he hopes the town will get easments, etc.

There were no other questions or comments and the public hearing remains open.

Approval of the Agenda – A motion was made by Mr. Robusto, seconded by Mr. Ruffell, to approve the agenda with one addition under new business: an easement release for OptiPro on Dean Parkway. 5 Ayes 0 Nays MOTION CARRIED

Approval of Minutes - A motion was made by Mr. Leszyk, seconded by Mr. Ruffell, to approve the March 13, 2017 Town Board meeting minutes as presented. 5 Ayes 0 Nays MOTION CARRIED
A motion was made by Mr. Ruffell, seconded by Mr. Catalano, to approve the minutes of the March 27, 2017 Town Board meeting as presented. 5 Ayes 0 Nays MOTION CARRIED

Correspondence – Town Clerk received a letter from a Williamson resident regarding the new Community Ridge development project. She is not in favor of the project.

Attorney for the Town Report – None

Department Head Reports -
Supervisor’s Financial Statement – A motion was made by Mr. Ruffell, seconded by Mr. Leszyk, to accept the March 2017 Supervisor’s Financial Statement as presented. 5 Ayes 0 Nays MOTION CARRIED

Superintendent of Water Utilities – A motion was made by Mr. Smith, seconded by Mr. Robusto, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Superintendent of Highways – A motion was made by Mr. Catalano, seconded by Mr. Leszyk, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED
Code Enforcement Officer – A motion was made by Mr. Smith, seconded by Mr. Robusto, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Sole Assessor – A motion was made by Mr. Ruffell, seconded by Mr. Robusto, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Ontario Public Library - A motion was made by Mr. Robusto, seconded by Mr. Leszyk, to accept the quarterly 2017 Library report as presented. 5 Ayes 0 Nays MOTION CARRIED

Ontario Town Court – A motion was made by Mr. Leszyk, seconded by Mr. Ruffell, to receive the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Director of Recreation & Parks – A motion was made by Mr. Robusto, seconded by Mr. Ruffell, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Economic Development Department - A motion was made by Mr. Robusto, seconded by Mr. Catalano, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Watershed Management Advisory Council – A motion was made by Mr. Smith, seconded by Mr. Catalano, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

Animal Control Officer – A motion was made by Mr. Smith, seconded by Mr. Catalano, to accept the March 2017 report as presented. 5 Ayes 0 Nays MOTION CARRIED

New Business – A motion was made by Mr. Leszyk, seconded by Mr. Robusto, to authorize Wastewater Smoke testing and authorize the Supervisor to sign the Hold Harmless Agreement. Smoke testing is done to detect cracks in pipes or illegally connected roof drains or sump pumps. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Smith, seconded by Mr. Ruffell, to approve the surplus of three simplex time clocks from the Water Department, town numbers 100725, 100825 and 100547 and a BOD incubator, number 100604, that was damaged in a lightning strike at the waste water plant as requested by Interim Water Superintendent in a memo dated April 10, 2017. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Smith, seconded by Mr. Ruffell, to surplus the list of items submitted by the water department that will be going to auction as requested by the Interim Water Superintendent in a memo dated April 10, 2017. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Smith, seconded by Mr. Leszyk, to accept the application of Gerber Homes for a PUD modification to allow townhomes in Centennial Village, Section 18 for review and referral to planning board. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Leszyk, seconded by Mr. Ruffell, to acknowledge that the Justice Court Dockets are available for examination and audit. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Ruffell, seconded by Mr. Robusto, to declare surplus the 2007 Ford Pick-up truck (VIN 1FTRX14W27FB64168) used by the Building Department and will be sent to the Municipal Auction in May, 2017. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Ruffell, seconded by Mr. Robusto, to authorize the Highway Department to accept the brush grinding proposal from GreenRenewable, 155 State Street, Manchester, NY 14504 for an amount not to exceed $8,600.00. The brush grinding is necessary due to the unforeseen wind storm in
March and the amount of trees that have been brought to the highway department. This is per memo 17-05 from the Highway Superintendent. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Catalano, seconded by Mr. Leszyk, to authorize the Highway Superintendent to purchase a 2017 CAT308E2 CR, with the 2015 CAT 308E2 on trade, due to the volume of watershed work to be done, for an amount not to exceed $15,000. Funding for this purchase would be from SD8540.2 per memo 17-06 from the Highway Superintendent. 5 Ayes 0 Nays MOTION CARRIED

A motion was made by Mr. Ruffell, seconded by Mr. Robusto, to grant the partial release of a storm drainage easement due to the expansion of OptiPro on Dean Parkway. This is subject to a 30 day permissive referendum. 5 Ayes 0 Nays MOTION CARRIED

Reports by Town Board Members – Mr. Catalano gave an update on the County Planning Board meeting.

Mr. Ruffell stated the Fedyk project has been on their timetable. The process takes months for such a complex plan and needs to be done by Local Law.

Mr. Smith stated Casey Park had a great turn out for the Easter festivities. He also mentioned that a farmers market is in the works. They are looking at Fireman’s Field for a possible location.

Mr. Robusto also attended the Easter egg hunt last Saturday. He gives new homeowners a tour of the area which includes the park.

Mr. Leszyk stated he had several residents in the past week pushing for a town clean up.

Approval of Claims - A motion was made by Mr. Ruffell, seconded by Mr. Catalano, to approve the abstract of claims for April 10, 2017 including vouchers #666 through #787 with a grand total of $311,724.03 (673, 703, 705-709 and 727 used by the Business Office) and to authorize the Supervisor to issue payments for same. 5 Ayes 0 Nays MOTION CARRIED

Executive Session - A motion was made by Mr. Smith, seconded by Mr. Ruffell, to move into an executive session at 9:12 p.m. for a real estate matter with Mr. Riddell and Richard Williams and for pending litigation. 5 Ayes 0 Nays MOTION CARRIED

Reconvene – 9:34 p.m.

Adjourn - A motion was made by Mr. Smith, seconded by Mr. Ruffell, to adjourn at 9:35 p.m. 5 Ayes 0 Nays MOTION CARRIED

Respectfully submitted,

Debra DeMinck
Ontario Town Clerk

The above minutes will become official upon approval of the town board.