APRIL 16, 2018
ONTARIO TOWN BOARD WORKSHOP MEETING AND PUBLIC HEARING

A workshop meeting of the Ontario Town Board was called to order by Supervisor Frank Robusto at 7:00 p.m. in the Ontario Town Hall. Present were Supervisor Robusto, Council members: Scott TeWinkle, Joseph Catalano, Richard Leszyk, Jason Ruffell, Director of Recreation & Parks William Riddell, Town Engineer/Water Superintendent Adam Cummings, Sole Assessor Melissa Halstead, Attorney for the Town Richard Williams and Deputy Town Clerk Shelley LaRocca.

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

Mr. Leszyk led the Pledge of Allegiance.

A legal notice of Public Hearing was published in the Wayne County Mail/Sun & Record on April 5th and in the Times of Wayne County on April 1st. It was also posted on the Town Clerks Board on April 2nd, 2018 for Local Law #1 of 2018: Amending Chapter 150 to allow “Farm Labor Camp” use in SR Zoning District.

A motion was made by Mr. Ruffell, seconded by Mr. Leszyk, to open the Public Hearing at 7:01 p.m.

Supervisor Robusto asked if there were any questions or comments.

Mrs. Wernert, Hollybush Lane, spoke in favor of the zoning change and to the labor camp.

Mr. Thompson, Paddy Lane, was concerned with possible abandonment and thought a bond should be required to maintain.

Mrs. Krochmalech, Trillium Trail, was against the zoning change as she was concerned over property values decreasing.

Mr. Kraft, Walworth Rd., was in favor of the zoning change.

Mr. and Mrs. Embury, Paddy Lane, were against as they are concerned with property values going down.

Mr. and Mrs. LaMora, owners of LaMora Farms, gave an overview of the proposed labor camp on their property and how it would be maintained.

Mr. Switzer, Centennial Dr., stated the Town Board is only required to make a decision on the zoning change, the planning board would decide if a labor camp would be permitted.

Mr. Taylor, Nature Dr., was not in favor of the zoning change.

Ms. Simone, Knickerbocker Rd., was in favor of the zoning change.

Mr. Thompson, Ridge Rd., was in favor of the zoning change.

Mr. Eaton, Trimble Rd., was in favor of the change.

Several more residents gave their opinions but not their names.

The Attorney for the Town explained that all that was happening was a zoning change to allow farm labor camps in the SR Zoning District, not a vote for a proposed labor camp. Residents can be heard again at the next Planning Board meeting.

A motion was made by Mr. Leszyk, seconded by Mr. Ruffell, to close the Public Hearing at 7:39 p.m. 5 Ayes 0 Nays MOTION CARRIED
A motion was made by Mr. Catalano, seconded by Mr. Ruffell, to adopt the following:

LOCAL LAW NO. 1 OF 2018: AMENDING CHAPTER 150 TO ALLOW “FARM LABOR CAMP” USE IN SR ZONING DISTRICT

WHEREAS, true and correct copies of proposed Local Law No. 1 of 2018: Amending Chapter 150 to Allow “Farm Labor Camp” Use in SR Zoning District, were placed upon the desks of all members of the Town Board of the Town Board, New York, more than seven (7) calendar days, exclusive of a Sunday, prior to the 16th day of April, 2018; and

WHEREAS, there was duly published in a newspaper previously designated as an official newspaper for publication of public notices, and posted upon the bulletin board maintained by the Town Clerk pursuant to §40(6) of the Town Law, a notice of public hearing to the effect that the Town Board would hold a public hearing on the 16th day of April, 2018, at 7:00 P.M., Local Time, at the Town Hall, 1850 Ridge Road, Ontario, New York, on said Local Law No. 1 of 2018.

WHEREAS, the said public hearing was duly held on the 16th day of April, 2018, at 7:00 P.M., Local Time, at the Town Hall, Ontario, New York, and all persons present were given an opportunity to be heard, whether speaking in favor of or against the adoption of said Local Law No. 1 of 2018; and

WHEREAS, subsequent to the closing of said public hearing, and after all persons interested had been heard, the Town Board considered the adoption of said Local Law No. 1 of 2018; and

WHEREAS, the Town Board issued a Negative Declaration of Environmental Significance, pursuant to SEQRA, on April 16, 2018;

WHEREAS, it was the decision of the Town Board that said Local Law No. 1 of 2018 should be adopted; and

NOW, on a motion duly made and seconded, it was RESOLVED, that Local Law No. 1 of 2018: Amending Chapter 150 to Allow “Farm Labor Camp” Use in SR Zoning District, be adopted by the Town Board of the Town of Ontario, New York, to read as annexed hereto; and it was further

RESOLVED, that within twenty (20) days subsequent to the date of this Resolution, there shall be filed with the Secretary of State one certified copy of said Local Law No. 1 of 2018. 5 Ayes 0 Nays RESOLUTION ADOPTED

A motion was made by Mr. Ruffell, seconded by Mr. TeWinkle, to adopt the following:

SEQRA RESOLUTION FOR LOCAL LAW #1 – ALLOW FARM LABOR CAMP USE IN SR ZONING DISTRICT

WHEREAS, true and correct copies of proposed Local Law No. 1 of 2018: Amending Chapter 150 to Allow “Farm Labor Camp” Use in SR Zoning District, were delivered to each member of the Town Board; and

WHEREAS, due consideration has been given to the adoption of said proposed Local Law No. 1 of 2018, by all members of the Town Board who were present; and

WHEREAS, it was the considered opinion of all members of the Town Board who were present that a public hearing should be held on the 16th day of April, 2018, at 7:00 p.m. at the Town Hall, 1850 Ridge Road, Ontario, New York, to consider the adoption of said proposed Local Law No. 1 of 2018;

WHEREAS, a single agency review of the SEQRA issues for the proposed Local Law No. 1 of 2018 by the Town Board was conducted; and

WHEREAS, a public hearing was held on April 16, 2018, at which time all interested parties wishing to speak on the proposed amendment were heard; and

WHEREAS, a Full Environmental Assessment Form has been prepared and carefully reviewed by the Town Board and is attached hereto; and

WHEREAS, the Full Environmental Assessment Form failed to identify any significant adverse environmental impacts associated with the proposed Local Law No. 1 of 2018;

NOW, THEREFORE, be it

RESOLVED, that the Ontario Town Board, upon consideration of all written and oral submissions, public comment, comment from appropriate agencies, as well as the Full Environmental Assessment Form, and upon having given this matter due deliberation and consideration, finds that Local Law No. 1 of 2018 and the proposed amendment of the Town Code to allow for Farm Labor Camp use in the SR Zoning District will have no significant adverse impact on
the environment; and be it further
RESOLVED, that the Town Board issues a Negative Declaration for the adoption of proposed Local Law No. 1 of 2018. 5 Ayes 0 Nays RESOLUTION ADOPTED

A motion was made by Mr. TeWinkle, seconded by Mr. Catalano, to adopt the following:

THE DEDICATION OF PARCELS OF LAND FOR HIGHWAY, PUBLIC AND STORMWATER MANAGEMENT PURPOSES OF THE VILLAS BY BARONE DEVELOPMENT

WHEREAS, Barone Land Development, Inc., by “Offer of Dedication of Land for Public Highway Purposes”, “Offer To Dedicate Land For Public Purposes” and “Offer To Dedicate Land For Stormwater Management Purposes”, all dated March 28, 2018, has offered to dedicate three (3) parcels of land in the Town of Ontario, Wayne County, New York, as shown on a map entitled “Lands to be Conveyed to Town of Ontario Exhibit”, prepared by Costich Engineering, Drawing #3489 – VE101, dated February 6, 2018, and such Offers have been presented to the Town Board of the Town of Ontario, and it appearing therefrom to the satisfaction of the Town Board that the lands so offered for Dedication have been and are properly surveyed and mapped and should be accepted as Lands of said Town, and that all claims for damage have been properly released;

NOW, on Motion duly made and seconded, it was
RESOLVED, that the Town Board of the Town of Ontario does hereby consent that the land, located in the Town of Ontario, Wayne County, New York, as more particularly described as set forth on “Schedule A” hereof, be accepted in Dedication for Highway Purposes; and be it further
RESOLVED, that the Town Board of the Town of Ontario does hereby consent that the land, located in the Town of Ontario, Wayne County, New York, as more particularly described as set forth on “Schedule B” hereof, be accepted in Dedication for Public Purposes; and be it further
RESOLVED, that the Town Board of the Town of Ontario does hereby consent that the land, located in the Town of Ontario, Wayne County, New York, as more particularly described as set forth on “Schedule C” hereof, be accepted in Dedication for Stormwater Management Purposes; and be it further
RESOLVED, that any taxes that are currently due or will become due on said parcels of land, as a result of the assessment roll in effect at the time of this acceptance, shall be the responsibility of the grantor dedicating the parcels of land to the Town. 5 Ayes 0 Nays RESOLUTION ADOPTED

A motion was made by Mr. Leszyk, seconded by Mr. TeWinkle, to adopt the following resolution to set a Public Hearing:

In the Matter of the Establishment of the
“Villas By Barone Lighting District”
Located South of Ridge Road

WHEREAS, a Petition, signed by the owner of the proposed establishment of the above Lighting District has been presented to the Town Board of Ontario, Wayne County, New York, the said proposed Lighting District being located, in general terms, South of Ridge Road, comprising approximately 30.634 acres, as is more particularly set forth in the Petition herein; and

WHEREAS, no public monies are to be expended for the construction or acquisition of said Extension; and

WHEREAS, it is proposed that the costs associated with maintenance of the poles, fixtures and wiring, as well as electrical service thereto, be contracted for by the Town during the existence of the said Lighting District; and that the annual amount thereof, estimated to be $32.96 for a typical homeowner in the first year of the Town’s maintenance, be assessed upon the tax rolls of the owners of real property within the entire District, to be paid by the said owners of real property within the said District, annually, on an ad valorem basis;

NOW, ON MOTION duly made and seconded, it is

RESOLVED, that a public hearing be held before the Town Board of the Town of Ontario, at the Town of Ontario Town Hall, on the 14th day of May, 2018 at 7:00 o’clock P.M., Local Time, to consider the said Petition and to
hear all persons interested therein, and for such other and further action on the part of the Town Board with relation to the said Petition as may be required by law or proper in the premises; and it is further

RESOLVED, that a copy of the within Resolution be published in a newspaper that is designated as the official paper of the Town for such publication, and a copy of the within Resolution also be posted on the bulletin board of the Town Clerk of the Town of Ontario, New York, maintained pursuant to Section 30 of the Town Law, not less than ten (10) nor more than twenty (20) days prior to the date of the said hearing. 5 Ayes 0 Nays RESOLUTION ADOPTED

Workshop –
Town Cleanup – Board members had a brief discussion on holding a town wide spring cleanup and discussed the two bids that were received.

A motion was made by Mr. Leszyk, seconded by Mr. TeWinkle, to award the bid for a town wide spring clean up to Alpco Recycling, 846 Macedon Center Rd., Macedon, NY to be held May 18th and 19th, on the recommendation of the Highway Superintendent in memo 18-06. 3 Ayes 2 Nays (Catalano & Ruffell) MOTION CARRIED

A motion was made by Mr. Ruffell, seconded by Mr. TeWinkle, to include a fee schedule for daily entry into the clean up as follows: $5.00 per day for cars, $10.00 per day for pickup trucks, SUV’s and vehicles pulling a trailer. Tire fees are $5.00 for motorcycle, car, pickup and SUV’s, $15.00 for racecar and dump trucks and $50.00 for farm tractor or larger as recommended by the Highway Superintendent in memo 18-06. 4 Ayes 1 Nay (Catalano) MOTION CARRIED

Solar Code – Town Board members discussed the latest draft of the solar code and made more revisions that will be discussed at the next meeting.

Executive Session – A motion was made by Mr. Ruffell, seconded by Mr. Leszyk, to enter into executive session at 9:08 p.m. for pending litigation and a possible real estate transaction. 5 Ayes 0 Nays MOTION CARRIED

Reconvene – 11:14 p.m.

Adjourn – A motion was made by Mr. Leszyk, seconded by Mr. Ruffell, to adjourn at 11:15 p.m. 5 Ayes 0 Nays MOTION CARRIED

Respectfully submitted,

Shelley LaRocca
Ontario Deputy Town Clerk

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