Town of Ontario
Planning Board Minutes

August 14, 2018

Present: Planning Board Members – Chairman Stephen Leaty, Gerald Smith, Jason Coleman, Michelle Wright, Planning Board Secretary Beth Hart, Town Attorney Richard Williams, Town Engineer Shaun Logue, Town Board Joe Catalano, Code Officer Brian Smith and 5 members of the public.

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

A motion was made by Chairman Leaty to approve the minutes July 10, 2018 and seconded by Michelle Wright.

Gerald Smith voted - Abstain
Stephen Leaty voted - Aye
Jason Coleman voted - Abstain
Michelle Wright voted - Aye
Dorothy Constable voted - Absent

Vote 2 Ayes, 0 Nays. MOTION CARRIED

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.

Town attorney has heard from Aaron Preston’s attorney and would like to continue this application at the September meeting.

Chairman Leaty tabled this application to the next meeting.

6323 Knickerbocker Road – Special Permit and Preliminary/Final Site Plan
The application of T.Y. Lin International requesting Special Permit and Preliminary/Final Site Plan for construction of 6,800sf self-storage buildings. The property is owned by the Joe Domicello and zoned BT.

Mike Wall, T.Y. Lin International, supplied the board with revised plans. Zoning Board of Appeals approved the variance on July 11, 2018, Wayne County Planning Board recommended approval on Site Plan and Special Permit on August 1, 2018 and accepted authorization from DOT for drainage to their system.

Town Attorney will write up a stormwater maintenance agreement.

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

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on July 25, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Special Permit / Preliminary / Final Site Plan (Site Plan Rev. 06/20/18) with the following comments:

1) development should be done in a manner that helps it remain compatible with existing on-site (e.g. professional office building) and surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located near the highly traveled NYS Rt. 104,

2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential 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 items as well as access Knickerbocker Rd.

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),

5) All necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation – Phase II stormwater management and erosion and sediment control regulations, etc.),

6) Outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),

7) Toxic/hazardous materials should not be stored in the proposed storage units and

8) Future plans (if any) for the total acreage should be considered.

A motion was made by Mr. Coleman and seconded by Ms. Wright to approve the Special Permit and Preliminary/Final Site Plan for 6323 Knickerbocker Rd.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Absent
Vote 4 Ayes, 0 Nays. MOTION CARRIED

**Furnace Road – Preliminary/Final Site Plan**
The application of Donald Anderson requesting Preliminary/Final Site Plan for the construction of 2 single family houses. The property is owned by Donald Anderson and zoned SR.

Don Lewis, A.E.Y. Engineering, explained this subdivision was approved in 1995 and we need to come back to the board for a re-approval because of a small zoning change.

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

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on July 25, 2018, 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 sanitary sewer systems must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) regulations.

2) The driveways should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance.

3) 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.

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.
A motion was made by Mr. Smith and seconded by Mr. Coleman to re-approve the Preliminary/Final Site Plan for Furnace Rd – Dobbs Subdivision Lot 1 and Lot 3.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Absent

Vote 4 Ayes, 0 Nays. MOTION CARRIED

1683 Route 104 – Special Permit and Preliminary/Final Site Plan

The application of Keith Verplank requesting Special Permit and Preliminary/Final Site Plan for construction of Commercial Storage Structures with outside storage. The property is owned by the applicant and zoned BT.

Frederick Mitchell, Mitchell Design Build, explained the previous approved plan submitted by Keith Verplank, had both drainage and financial issues. The new plan has moved the drainage pond to the eastside of the property. The new project is proposed to be completed in 2 phases. The first phase will include storage units in front of the property, the main building holding the offices, two climate controlled buildings and outdoor storage. The second phase will eliminate the outside storage and put up more storage units. The property will be fenced with a 6’ high chain link fence on the eastern, western and northern side of the property. There will be key access codes to get in the security gate and security cameras. The outdoor storage will be gravel and delineated spaces for approximately 60 vehicles.

Town Attorney will write up a stormwater maintenance agreement.

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

Chairman Leaty closed the public hearing.

At its regularly scheduled meeting on July 25, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Preliminary/Final Site Plan / Special Permit 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 items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104,
2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, parking areas, 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 items as well as access to NYS Rt. 104,
3) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS DEC – Phase II stormwater management and erosion and sediment control regulations, NYS Department of Transportation – driveway work permit, etc.),
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),
5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
6) all toxic/hazardous materials that may be associated with any on-site business (if applicable) should be properly stored, handled and disposed of,
7) future plans (if any) for the total acreage should be considered and
8) the applicant(s) should be aware that portions of the parcel may 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 Ms. Wright and seconded by Mr. Smith to approve SEQRA for 1683 Route 104.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Absent
Vote 4 Ayes, 0 Nays. MOTION CARRIED

A motion was made by Ms. Wright and seconded by Mr. Smith to approve the Revised Preliminary/Final Site Plan and Special Permit for 1683 Route 104.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Absent
Vote 4 Ayes, 0 Nays. MOTION CARRIED

Mr. Coleman moved to adjourn the meeting, Ms. Wright seconded. Meeting adjourned at 8:36 pm.

Gerald Smith voted - Aye
Stephen Leaty voted - Aye
Jason Coleman voted - Aye
Michelle Wright voted - Aye
Dorothy Constable voted - Absent
Vote 4 Ayes, 0 Nays. MOTION CARRIED

Adopted by the Planning Board on August 14, 2018.

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Beth Hart
Planning Board Secretary