

OGDEN PLANNING BOARD

July 24, 2008

Members Present

Lee Sinnebox
Tom Coburn
Marc Robinson
Mary Lou Hetzke
Linda DelRegno
Gary Parker

Members Absent

Tony Halaris

Others Present

Jack Crooks, Building Inspector
Dave Widger, Highway Superintendent
John Freel, Town Engineer
Angella O'Hara, Secretary
Alvin Williams
Pat Labor
Sandra Veele

I. PLEDGE OF ALLEGIANCE

II. PUBLIC HEARING

Aurora House of Western Monroe County: application of Aurora House of Western Monroe County, PO Box 21, Spencerport, NY 14559 for approval to construct a residential building that will provide compassionate care for the dying and their loved ones in a peaceful home setting. The parcel is located at 2477 Union Street, approximately 900' North of Chambers Street. This proposed subdivision will be serviced by public utilities and private septic system and will be titled Aurora House of Western Monroe County Subdivision. *Tax Acct. #101.40-2-8*

Pat Labor: This is the Aurora house site plan at 2477 Union Street. For those familiar with the Boy Scout camp it is just south of that. The proposal is to construct a large ranch house, about 2500 square feet on the first floor and 1500 in the basement, on the southern portion of the property. We are showing 1 driveway off of Union Street. The proposed structure will have a roof off the front of the building to allow for drop off. Sanitary sewer will be handled by a private system. We have completed the deep hole tests and you will see that around the corner behind the existing home at 2503 Union. The reason we are doing that is because we tried perking directly behind the new house

and there was high rock there. We had to look for an area that would perk and that is where it turned out to be. Due to the elevation that the proposed leach area is we will have to pump to it. Once it gets to the lines it is a gravity system. We are also proposing a small storm water detention area to the west of the proposed house. We are also looking to slide the house back about 30 additional feet based on talks with the Town Engineer. If the new house is slid back it will have some buffer with the existing pines that are there along the south property line. Because of the high rock we have to bring this up about 8'. We are also moving the house to the north by about 7'. That will allow us to get better slopes and get the drainage to work better.

Sandra Veele: I am the president of Aurora House. She explained what the Aurora House was, that it will be staffed by volunteers, and how they are funded.

Pat Labor discussed the look of the building and the inside floor plan.

Mr. Parker: Are there any zoning issues?

Mr. Labor: This project will need a conditional use permit.

Mr. Crooks: This type of facility is allowed in an R-1 district with a conditional use permit issued by the Zoning Board. It gives the Zoning Board some authority to screen those uses where they are appropriate and deny them where they are not.

Conservation Board

We took a look at the site. We have concerns regarding the drainage. We do not see any adverse environmental impact issues. We did not have the paperwork to do the SEQR.

Engineering Report

The comments of Mr. Freel were based on his letter to the Planning Board dated July 21st. Major concerns are the placement of the house. He made recommendation that they move the house. He also expressed the issue with the concrete monument in the middle of the driveway.

Building Department/Fire Marshal

Nothing from the Fire Marshal or County Planning.

Mr. Crooks noted that he met with members of the Town Administration and they look very favorably on this project. They believe that it is needed in our community. He also discussed the pump system for the leach system.

Mr. Widger was unable to attend but Mr. Crooks reported that Mr. Widger had minimal comments and any issues that he did have Mr. Widger felt he could work out with the engineer for the project.

Legal Report

Mr. Crooks reported that Mr. O’Toole was not present but stated that he also represents this project and their legal concerns.

Mr. Sinsebox opened up the hearing at this time to the public.

Mr. Alvin Williams, 2503 Union Street: Expressed his concern with the sound from both Union Street and the Blasting from Dolomite, and is not sure that this is the appropriate site for this particular use.

Mr. Sinsebox now closed the public hearing and brought it up to the Board.

There was discussion at this time regarding the test holes and their locations.

Mr. Labor discussed the concerns of the engineer regarding the slope of the driveway and grading.

SEQR Determination

Introduced by Ms. Hetzke
Seconded by Ms. DelRegno

MAY IT BE RESOLVED that the Planning Board grant SEQR approval to the application of Aurora House of Western Monroe County with an unlisted action, negative declaration upon recommendation of the Conservation Board, and there do not appear to be any environmental concerns.

Ayes: Coburn, DelRegno, Hetzke, Parker, Robinson, Sinsebox
Nays: None
Absent: Halaris

RESOLUTION #2

Introduced by Mr. Robinson
Seconded by Mr. Parker

MAY IT BE RESOLVED that the application of *Aurora House of Western Monroe County* was granted **Preliminary and Final** approval with the following contingencies:

- That the concerns of the Town Engineer are satisfied;
- That the concerns of Highway Superintendent are satisfied;
- That the concerns of the Planning Board Attorney are satisfied;
- That the Zoning Board of Appeals grants any necessary variances or conditional use permits.

Vote of the Board

Ayes: Coburn, DelRegno, Hetzke, Parker, Robinson, Sinnebox
Nays: None
Absent: Halaris

III. EXPIRATIONS

RESOLUTION #3

Introduced by Mrs. Hetzke
Seconded by Mr. Parker

MAY IT BE RESOLVED that the application of *Canal Path* was granted a **60-day extension**. If there is no further activity on this application by September 24, 2008 this application may be denied with or without prejudice.

Vote of the Board

Ayes: Colburn, DelRegno, Hetzke, Parker, Robinson, Sinnebox
Nays: None
Absent: Halaris

RESOLUTION #4

Introduced by Mrs. Hetzke
Seconded by Mr. Parker

MAY IT BE RESOLVED that the application of *Cubiotti-Whittier Subdivision* was granted a **60-day extension**. If there is no further activity on this application by September 24, 2008 this application may be denied with or without prejudice.

Vote of the Board

Ayes: Colburn, DelRegno, Hetzke, Parker, Robinson, Sinnebox
Nays: None
Absent: Halaris

IV. MAPS FOR SIGNING – Please see map table in the Building Department

V. APPROVAL OF MINUTES - None

VI. WORK SESSION - None

VII. ADJOURNMENT

Introduced by Mr. Robinson

Seconded by Mr. Parker

MAY IT BE RESOLVED that the Planning Board meeting of July 24, 2008 was adjourned at 7:45 PM.

Ayes: Colburn, DelRegno, Hetzke, Parker, Robinson, Sinnebox

Nays: None

Absent: Halaris

Respectfully submitted,

Jack Crooks, Secretary