

**Canadice Town Planning Board  
5949 County Rd. #37  
Springwater, NY 14560**

**Minutes of the October 28, 2013 Meeting**

**A. Convocation:**

Chairman Mayhood called the meeting to order at 7:30 pm in the Town Hall. Present were Chairman Mayhood, Mr. Kane, Mr. Groet, Mr. Engard, Mr. Vastola, and Mr. Johnson. Also present were Cathy Crane, Bob Napier, Charles and Barbara Ruggles, James Bonsignore, and 9 other attendees.

**B. Privilege of the Floor:**

**C. Approval of September 23, 2013 Minutes:**

Mr. Engard motioned, Mr. Vastola seconded, and it was unanimously carried to approve the September 23, 2013 minutes with the necessary corrections. **(2013-41)**

Chairman Mayhood – Yes    Mr. Kane – Yes            Mr. Groet – Yes            Mr. Engard – Yes  
Mr. Vastola – Yes            Mr. Johnson - Yes

**D. Town Reports:**

**Canadice Town Board Meeting** – Chairman Mayhood gave a report on the October 14, 2013 meeting.

**County Planning Board** – Mr. Groet gave a report on the October 9, 2013 CPB meeting and the October 8, 2013 CRC meeting.

**Zoning Board** – No report

**Code Enforcement** – Copies of the monthly building permits and a list of code violations was distributed.

**E. Research Groups:**

**Public Hearing for Turtle Rock Rope Course** – The public hearing was opened at 7:35. James Bonsignore spoke on behalf of Cathy Crane. The public hearing was closed at 7:45.

**F. Old Business –**

1. Turtle Rock Course – The preliminary review was re-opened for the Turtle Rock Rope Course.
- The applicant is proposing a shuttle van to transport clients across the road. It was noted that the variance that was granted for the driveway was for emergency vehicles only. Ms. Crane will have to submit a new variance application for the use of the shuttle vehicle. Mr

Kane discussed his concerns regarding how people would be prevented from using the gravel walkway.

Mr. Engard motioned, seconded by Mr. Kane, and it was unanimously carried to table the application to allow Ms. Crane to go to the Zoning Board of Appeals for a variance for the use of the shuttle vehicle on the driveway. **(2013-42)**

Chairman Mayhood – Yes    Mr. Kane – Yes            Mr. Groet – Yes            Mr. Engard – Yes  
Mr. Vastola – Yes            Mr. Johnson - Yes

### **G. New Business –**

1. The preliminary review for the Subdivision Application for James Dean 6095 State Rte. 15A, Springwater, NY 14560 (tax map # 173.00-1-59.000 was attended by Barbara and Charles Ruggles, who are representing James Dean. The two parties are proposing a subdivision of approx. .200 acres from Mr. Deans .999 acres. The existing lot is nonconforming. Mr. Ruggles septic is currently on Mr. Dean's property.

Mr. Engard motioned, seconded by Mr. Vastola, and it was unanimously carried to close the preliminary review for the James Dean subdivision application. **(2013-43)**

Chairman Mayhood – Yes    Mr. Kane – Yes            Mr. Groet – Yes            Mr. Engard – Yes  
Mr. Vastola – Yes            Mr. Johnson - Yes

### **2. SEQR –**

Mr. Kane motioned, seconded by Mr. Engard, and it was unanimously carried to declare no negative secondary environmental impact. **(2013-43)**

Chairman Mayhood – Yes    Mr. Kane – Yes            Mr. Groet – Yes            Mr. Engard – Yes  
Mr. Vastola – Yes            Mr. Johnson - Yes

**Public Hearing –** No comments.

### **3. Final Approval –**

Mr. Mayhood motioned, seconded by Mr. Engard, and it was unanimously carried to grant final approval for the Subdivision Application for James Dean 6095 State Rte. 15A, Springwater, NY 14560 (tax map # 173.00-1-59.000, with the condition that the property be annexed to Charles Ruggles property by deed and tax map and that a new survey map be prepared, and that such map be in accordance with the preliminary map. **(2013-44)**

Chairman Mayhood – Yes    Mr. Kane – Yes            Mr. Groet – Yes            Mr. Engard – Yes  
Mr. Vastola – Yes            Mr. Johnson - Yes

H.      **Privilege of the Floor:**

1. Chairman Mayhood offered educational opportunities. Steve Engard volunteered to represent the Planning Board on the ZBA.

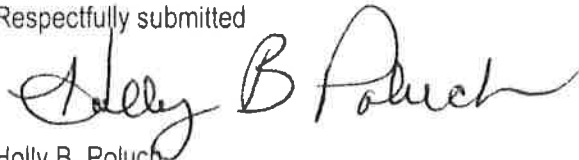
I. **Adjournment:**

Mr. Kane motioned, seconded by Mr. Engard, and it was unanimously carried to adjourn the meeting at 8:55 p.m. (2013 -45)

Chairman Mayhood – Yes    Mr. Kane – Yes    Mr. Groet – Yes    Mr. Engard – Yes  
Mr. Vastola – Yes    Mr. Johnson - Yes

The meeting was adjourned at 8:55 p.m.

Respectfully submitted



Holly B. Poluch,  
Canadice Town Planning Board Secretary