

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

**Minutes of the March 24, 2014 Meeting**

**A. Convocation:**

Chairman Mayhood called the meeting to order at 7:30 pm in the Town Hall. Present were Chairman Mayhood, Mr. Vastola, Mr. Johnson, Mr. Engard, and Mr. Groet. Mr. Peters was excused.

**Public Hearing:** To entertain comments of the Subdivision application of the estate of Mrs. Helen Mastin 5568 County Rd. #37, Springwater, NY 14560. There were no comments from the public.

Mr. Kane motioned, Mr. Groet seconded, and it was unanimously carried to close the Public Hearing for the estate of Mrs. Helen Mastin's subdivision application. **(2014-11)**

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

**B. Privilege of the Floor:** None.

**C. Approval of 02/24/14, 2014 Minutes:**

Mr. Engard motioned, Vice Chairman Kane seconded, and it was unanimously carried to approve the February 24, 2014 minutes with the necessary corrections. **(2014-12)**

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

**D. Town Reports:**

**Canadice Town Board Meeting** – Chairman Mayhood gave a report on the March 11, 2014 meeting.

**County Planning Board** – Mr. Groet gave a report on the March 11, 2014 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: None**

**F. Old Business –**

1. Subdivision for Mr. Richard Gammel and Bruce and Sharon Finster –

Mr. Vastola motioned, seconded by Mr. Johnson, and it was unanimously approved to grant a 62 day extension to enable the applicants to submit the required maps to Ontario County offices. **(2014-12)**

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

2. Site Plan Application – Catherine Crane – Turtle Rock Hollow Adventure Center –
  - a. Previously, there had been a question of the need to subdivide Ms. Crane’s property from the Turtle Rock Adventure Center, since there are two principle uses. According to code, as long as the property can be divided, it is not a requirement.
  - b. Slope of the parking lot – Mr. Grove will need to update the map with details of the stone steps. There was no new map presented. Ms. Crane is waiting to get input from the County Planning Board. The March meeting was canceled due to inclement weather. There was a discussion on the new configuration of the parking area. This also will be reflected in the new map. Vice Chairman Kane brought up safety concerns regarding the edge of embankment for the parking area. Ms. Crane did say that they are planning on a retaining wall.
  - c. A storm water prevention plan will be needed according to Ontario County. Ms. Crane will address with Mr. Grove.
  - d. Chairman Mayhood reminded Ms. Crane that the driveway is required to be 20’ wide in its entirety.

Mr. Engard motioned, seconded by Vice Chairman Kane, and it was unanimously carried to table the Turtle Rock Adventure Center Site Plan review. **(2014 – 13)**

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

**G. New Business –**

1. **Preliminary review** - Don Mastin, executor of Helen Mastin’s estate, attended the meeting to present a subdivision application for 5568 County Rd. #37, Springwater, NY – tax map #164.000-1-36.111. The subdivision is a straightforward division of one conforming lot into 4 lots. Lot B is 9.398 acres and includes outbuildings and house. All other lots are conforming, with no buildings or utilities.

Mr. Groet motioned, seconded by Mr. Johnson, and it was unanimously approved to grant preliminary approval to the Estate of Helen Mastin for the subdivision application for 5568 County Rd. #37, Springwater, NY – tax map #164.000-1-36.111. **(2014-14)**

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

**2. SEQR –**

Mr. Groet motioned, seconded by Mr. Vastola, and it was unanimously carried to declare no negative environmental impact for the subdivision application for 5568 County Rd. #37, Springwater, NY – tax map #164.000-1-36.111. **(2014-15)**

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

### **3. Final Approval –**

Vice Chairman Kane motioned, seconded by Mr. Johnson, and it was unanimously approved to grant final approval for the Estate of Helen Mastin for the subdivision application for 5568 County Rd. #37, Springwater, NY – tax map #164.000-1-36.111. **(2014-16)**

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

**H. Privilege of the Floor:** Mr. Vastola inquired about the status of the Comprehensive Plan. Chairman Mayhood will again bring this up at the Town Board meeting.

### **I. Adjournment:**

Mr. Engard motioned, seconded by Vice Chairman Kane, and it was unanimously carried to adjourn the meeting at 8:45 p.m. **(2014 - 17)**

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Holly B. Poluch,  
Canadice Town Planning Board Secretary