

Canadice Town Planning Board
5949 County Rd. #37
Springwater, NY 14560
May 23, 2022

A. Convocation:

Chairman Mayhood called the meeting to order at 7:00 pm. The meeting was held at the Town Hall with the “Zoom” application also available via the town website. Present were Mr. Groet, Mr. Craig, Chairman Mayhood, and Vice Chair McCumiskey. Also present was Catherine Crane and Gary Dutton. Mr. Miller was excused, and Mr. Engard was absent.

B. Privilege of the Floor –

- 1 – Ms. McCumiskey shared that there are plans for some upcoming training to improve communications between Ontario County Planning Board and local Planning boards.
- 2 – There was mention of students from the local high school participating in the revision of the town’s Comprehensive Plan.

C. Approval of April 25, 2022, minutes

Mr. Craig motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried to conditionally approve the April 25, 2022 minutes with the necessary corrections **(2022 - 15)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood did not attend the 05/09/2022 meeting. He did get feedback from the Town Board that the Recreational Vehicle Code was reviewed and accepted by the Board.

County Planning Board – Mr. Groet said nothing of interest on either the CRC, 5/10/22 or CPB, 5/11/22 meetings.

Zoning Board – No report.

Code Enforcement – Report in packets.

E. Old Business – 120-66 – Recreational Vehicles – Chairman Mayhood stated that the Recreational Vehicle Code was reviewed and accepted by the Town Board.

F. New Business –

1. Sketch plan Conference for Margaret and Gary Dutton for property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11. Gary Dutton attended the May PB meeting to discuss a proposed subdivision for his wife’s property. They propose to create a 5.45 acre lot around the existing house at 6397 S. Bald Hill Rd. into a separate parcel and leave 71.3 acres of vacant land as a separate parcel. There was a discussion regarding the septic system and the distance it is from the property line. Mr. Dutton thinks it is 45’ but is unsure and will investigate this. He was also advised to go to the ZBA for a variance because one of the borders of the new lot is not the required 250’, or to modify his plans.

Open Public Hearing at 7:58pm.

2. Subdivision applications for Catharine Crane for Tax Map #174.00-2-34.200 and Tax Map # 174.00-2-35.100.

a. Preliminary Review - Catharine Crane attended the May Planning Board meeting to present two subdivision applications for her property. Ms. Crane owns two properties located at 6331 County Rd. 36, Honeoye, NY and

6338 County Rd. 36, Honeoye, NY. Since she will be dividing into more than two lots, the application for Tax map #174.00-2-34.200, which is the west side of the road, needed to go to the County Planning Board first. This application was presented to the Ontario County Planning Board and sent back with some comments which were discussed at the meeting. For this application, she proposes to divide into three lots, lot 3 includes the house and garage. Lot 4 includes an existing driveway, and all building are conforming. Lot 5 which is the remainder of the property is wooded with no services included.

Mr. Craig motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried to preliminarily approve the Subdivision application for Tax map# 174.00-2-34.200. **(2022-16)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

SEQR – SEQR form was reviewed for Tax Map #174.00-2-34.200. and was found to have no negative environmental impact.

Vice Chair McCumiskey motioned, seconded by Mr. Craig and it was unanimously carried to approve the SEQR for Tax Map #174.00-2-34.200. **(2022-17)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

Final Approval:

Mr. Craig motioned, seconded by Chairman Mayhood, and it was unanimously carried to approve the subdivision application for Tax. Map #174.00-2-34.200 with the submission of the required maps. **(2022-18)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

Public Hearing for Tax Map#174.00-2-34.200 – no commented were entertained.

Mr. Craig motioned, Vice Chair McCumiskey seconded, and it was unanimously carried to close the Public Hearing at 8:20pm. **(2022-19)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

Public Hearing for Tax Map # 174.00-2-35.100 was opened at 8:30.

b. – **Preliminary Review** - For application for Tax Map 174.00-2-35.100, for the east side of the road, this will be divided into Lot 1 of 8.521 acres and Lot 2 of 3.055 acres. There are no services on this lot.

Mr. Groet motioned, seconded by Mr. Craig, and it was unanimously carried to preliminarily approve the Subdivision application for Tax map# 174.00-2-35.100. **(2022-20)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

SEQR - SEQR form was reviewed for Tax Map #174.00-2-35.100 and was found to have no negative environmental impact.

Vice Chair McCumiskey motioned, seconded by Mr. Craig and it was unanimously carried to approve the SEQR for Tax Map #174.00-2-35.100. **(2022-21)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

Final Review –

Mr. Craig motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried to approve the Subdivision application for Tax Map # 174.00-2-35.100 on the condition that the required survey maps are submitted. **(2022-22)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

Public Hearing – No comments were entertained.

Mr. Craig motioned, Vice Chair McCumiskey seconded, and it was unanimously carried to close the Public Hearing at 8:40pm. **(2022-23)**

3 – Subdivision application for Matthew Thibodeau for property on Ross Rd., Canadice, NY Tax Map 187.00-1-18.000.

Vice Chair McCumiskey motioned, seconded by Mr. Craig and it was unanimously carried to table the Thibodeau subdivision application. **(2022-24)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey -Yes

G. Privilege of the Floor – Chairman Mayhood mentioned some upcoming applications to be presented to the PB.

H. Adjournment:

Mr. Burch motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried to adjourn the meeting at 8:48 p.m. **(2022-025)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Vice Chair McCumiskey - Yes

Respectfully submitted

Holly B. Poluch, Planning Board Secretary