

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

**Minutes of the October 26, 2015 Meeting**

**A. Convocation:**

Vice Chairman Kane called the meeting to order at 7:30 pm in the Town Hall. Present were Mr. Vastola, Vice Chairman Mr. Kane Mr. Engard, Mr. Groet, Mr. Peters, and Mr. Johnson. Chairman Mayhood was excused. Also in attendance were Catherine Crane, Bill Grove and Sheila Chalifoux, Esq., Town Attorney.

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

**C. Approval of September 28, 2015 Minutes:**

Mr. Groet motioned, Mr. Engard seconded, and it was unanimously carried to approve the September 28, 2015 minutes with the necessary corrections. **(2015-25)**

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

**D. Town Reports:**

**Canadice Town Board Meeting** – No report on the September Town Board Meeting.

**County Planning Board** – Steve Groet gave a report on the October 14, 2015 CPB meeting and the October 13 CRC meeting.

1. Recent application in the Town of West Bloomfield for Light Emitting Diode (LED) and similar electronic signs; The Town has proposed a six month moratorium while they evaluate current town regulations.
2. A six month moratorium on hydro fracking in the Town of Richmond was recommended for approval. The moratorium extension adds fracking fluids (i.e. Liquid Gels vs Water) that are not currently addressed in State Regulations.
3. David Crystal, Vice Chairman representing the Town of Bloomfield passed away this month.

**Zoning Board** – Mr. Engard attended the 10/14/15 meeting. The ZBA reviewed a variance for Roy Simmons.

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

**E. Research Groups:**

Natural Resource Extraction Group – No meeting

**F. Old Business** – Town Code updates.

1. Resolution #2 of 2015 –

Mr. Engard motioned, Mr. Peters seconded, and it was unanimously carried to approve the Amendment of Town Code Chapter 120-21(C), "Honeoye Lake Shore District Permitted Accessory Uses" to add 120-21(C) (9) a new category "Swing sets, Lawn swings, Lawn Games, Playground equipment, Garden trellises which are exempt from site plan and setback requirements". (2015-26)

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

**2. Resolution #3 of 2015 –**

Mr. Johnson motioned, seconded by Mr. Groet, and it was unanimously carried to approve the Amendment of Town Code Chapter 120-158 (E) to clarify the language. (2015-27)

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

**3. Raymond Dunn did not attend the meeting for his Timber Harvest review.**

**G. New Business –**

**1. Site Plan Review for Turtle Rock Hollow – Catherine Crane**

An informal discussion was held with Ms. Crane and the Planning Board members. The discussion began with a presentation by Ms. Crane of her Site Plan for Turtle Rock. Questions from the Board included:

a. What was the number of parking spots? Mr. Groet brought up the concern of some sort of barrier for the parking area to prevent any vehicles rolling off the parking area to the road. The parking area would also need a designated handicapped parking space.

b. Number of people each unit can accommodate.

c. There was a discussion re: the property and its usage. House is located on the property where the campground is located. The lot would need to have the capability to be subdivided. One lot for the business and one for the home. A more detailed map would be required with dimensions of the property.

d. Mr. Engard went over the requirements for Ms. Crane preliminary review.

1. She will need a copy of the maintenance agreement for sewage removal, garbage disposal and the water supply.

2. She will need a copy of the variance for the slope of the driveway and parking area grade.

3. She will need a map with the elevation indicated.

4. She will need a letter from the Fire Department regarding the accessibility for emergency vehicles. Also emergency access must have signage on the buildings.

5. She needs a statement from the Department of Health re: "gray water". The Board thinks that the CEO is the representative for the DOH and could approve the "gray water" system.

6. The "Buffer" zone needs to be shown on the map.

e. Discussion ensued regarding the business continuing while the Site Plan application is being processed. Vice Chairman Kane suggested that we get a statement from Ms. Crane that she will cease any construction immediately, and does no more rentals going forward. Ms. Crane agreed to this.

**H. Privilege of the Floor:** Vice Chairman Kane passed out training opportunities.

**I. Adjournment:**

Mr. Engard motioned, seconded by Mr. Vastola, and it was unanimously carried to adjourn the meeting at 10:10 p.m. **(2015 – 28)**

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

Respectfully submitted

Holly B. Poluch,  
Canadice Town Planning Board Secretary