

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

**Minutes of the November 23, 2015 Meeting**

**A. Convocation:**

Chairman Mayhood called the meeting to order at 7:30 pm in the Town Hall. Present were Mr. Vastola, Mr. Groet, Mr. Peters, and Mr. Johnson. Vice Chairman Kane 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 October 26, 2015 Minutes:**

Mr. Groet motioned, Mr. Vastola seconded, and it was unanimously carried to approve the October 26, 2015 minutes with the necessary corrections. **(2015-29)**

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

**D. Town Reports:**

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

**County Planning Board** – Nothing significant to report on the November 10, 2015 CPB and the 11/12/15 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:**

Natural Resource Extraction Group – No meeting

**F. Old Business** – Preliminary Review of the Site Plan Review for Turtle Rock Hollow –

Mr. Peters motioned, seconded by Mr. Johnson and it was unanimously carried to open the preliminary review for the Site Plan for Turtle Rock Hollow. **(2015-30)**

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

- Project is to construct and operate rental cabins, lodge, and teepee at 6338 County Rd. #36, Canadice, NY.
- It is expected to be operating approximately 7 months of the year from May through November.
- Scope of the project – There will be 4 cabins, 1 Teepee and 1 Lodge. There will be no more expansion. Total renter capacity is 25 persons.
- There will be 8 parking spaces as shown on the Site Plan Map, with one designed as handicapped parking.
- This use is a second principal use as defined in the Town Code and as such the requirement is that the property could be subdivided into 2 or more conforming lots. This was verified on the Site Plan Map.
- A drainage report is needed. Updated and submitted by Grove Engineering at November meeting.
- Source of water supply – Water is stored in an 1100 gallon tank and supplied by the owner.
- Sewage disposal – A statement from Crescent Moon Restrooms and Septic was provided at the November meeting.
- Intended use and long range plans – The site will not be expanded beyond 4 cabins, one teepee and one lodge.
- Cabins and teepee are accessed by footpaths with mulch as surface. Solar lighting is at 10 foot intervals on paths. Cabins have outside lights that can be turned on/off.
- Driveway and Parking area – The driveway slope exceeds the Zoning Code restrictions, and a variance was granted by the Tow Board of Appeals. In a letter dated November 7, 2013, a variance was granted with no restrictions on use. There will be eight designated parking spaces. The slope of the parking area must be between 1% and 5% by Code (120-75-A-4). This needs to be shown on the Site Plan map. Parking spots will be marked by a log which also serves as a barrier. A sign needs to be erected designating the handicapped parking space.
- For emergency access, there must be a sign at the start of the access paths identifying the direction to each cabin and teepee, and also must be shown on the Site Plan map. A statement is needed from the Richmond Fire Department, or equivalent, that approves the site for emergency services, including fire, ambulance and rescue vehicles.
- The need for buffers was discussed and the Board decided that existing foliage is adequate.
- Wastewater treatment system needs to be approved by the Town Board of Health. The Town Code Enforcement Officer may give this approval. It is expected that the CEO will have as built drawings for the system.
- The need for a Performance Security (120-124-C) was discussed and the opinion of the Board is that this is not needed.

Mr. Groet motioned, seconded by Mr. Vastola, and it was unanimously approved to table the preliminary review for the Site Plan Application for Catherine Crane's Turtle Rock Hollow project until the December meeting. **(2015-31)**

Mr. Vastola – Yes  
Mr. Johnson – Yes

Chairman Mayhood –Yes  
Mr. Groet - Yes

Mr. Peters - Yes

#### **G. New Business –**

- The Planning Board filled out attendance vouchers for 2015.

- There were two timber harvest applications.

#### **H. Privilege of the Floor:**

- A copy of the Town budget was distributed to the PB members.
- Terry Peters discussed his concerns regarding the storage of multiple boats and RV's being stored on a property located on County Rd. #36. The question was whether this is a business.

#### **I. Adjournment:**

Mr. Vastola motioned, seconded by Mr. Peters, and it was unanimously carried to adjourn the meeting at 9:20 p.m. **(2015 – 32)**

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

Respectfully submitted

Holly B. Poluch,  
Canadice Town Planning Board Secretary