

Canadice Town Planning Board
5949 County Rd. #37
Springwater, NY 14560
Minutes of the November 25, 2019 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:00 pm in the Town Hall. Present were Chairman Mayhood, Mr. Groet, Mr. Craig, Mr. Engard, Vice Chairman Vastola, Ms. Bentley, and Ms. McCumiskey. Mr. Miller was excused. Also, in attendance were Steve Smith, Michael J. Ballman, Esq., the Colegrove Family, Mark Masetti, Sunita Patel, and Paul and Nancy Hogan

B. Privilege of the Floor – None

Public Hearing – A Public Hearing was opened at 7:10pm to entertain comments about the Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36.11

C. Approval of October 28, 2019 Minutes:

Mr. Craig motioned, Mr. Groet seconded, and it was unanimously carried to conditionally approve the October 28, 2019 minutes with the necessary corrections **(2019-51)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Abstain
Mr. Craig - Yes Ms. Bentley - Yes

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 11/11/19 Town Board meeting.

County Planning Board – Mr. Groet attended and gave a report on the 11/13/19 CPB meeting and the 11/12/19 CRC meeting.

Zoning Board – No meeting.

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

E. Old Business –

1. Re-open preliminary review of the Colegrove subdivision application for property at 6311 Canadice Lake Rd., Tax map# 180.00-1-13.300. Michael J. Ballman, Esq. spoke on behalf of the Colegrove family. Mr. Ballman has written a letter to the Planning Board with a review of the family's history regarding the property. He reviewed the options open to the Colegrove family. The only option that is feasible for them is to have the Planning Board waive all sections of Chapter 108 pertaining to "buildable lots", including road frontage and emergency access. Mr. Ballman urged the Planning Board to consider waiving the sections of Chapter 108 that pertains to the Colegrove's request for subdivision.

Mr. Craig motioned, seconded by Chairman Mayhood to deny the Colegrove subdivision application for property at 6311 Canadice Lake Rd., Tax map# 180.00-1-13.300. The motion was denied. **(2019-52)**

Chairman Mayhood - Yes, Vice Chairman Vastola – No Mr. Groet – No Mr. Engard – Yes Ms. McCumiskey – No –
voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley - No

Mr. Groet motioned, seconded by Vice Chairman Vastola, and it was carried to grant preliminary approval of the Colegrove subdivision application for property at 6311 Canadice Lake Rd., Tax map# 180.00-1-13.300., by waiving several sections of Chapter 108 pertaining to "buildable lots", including road frontage and emergency access.

Sections to be waived: Chapter 108-2-A, 108-2-B, 108-14 definition of minor subdivision, 108-34, 108-35, 120-22-E-2 minimum road frontage. **(2019-53)**

Chairman Mayhood - No, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – No Ms. McCumiskey – Yes – voting in place of Mr. Miller Mr. Craig – No Ms. Bentley – Yes

Final approval: The Colegrove's must submit a subdivision plan that meets the requirements of the Canadice Town Code Chapter 108-26 and 108-27, and an updated SEQR form, 2019 version. A public hearing will be scheduled when documents are ready.

2.. Subdivision application for Jacquelyn Paterson for property at County Rd 36, Canadice, NY, Tax map# 164.11-1-43. Was formally withdrawn by the applicant, Jacquelyn Paterson.

Mr. Craig motioned, seconded by Ms. Bentley, and it was carried to rescind the subdivision approval for Jacquelyn Patterson for property at County Rd 36, Canadice, NY, Tax map# 164.11-1-43. **(2019-54)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Abstain Ms. McCumiskey – Abstain – voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley - Yes

F. New Business –

1. Preliminary review for Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36.11. The Hogan's propose to build a 1 ½ story cottage on the property to replace the two current existing structures. Their plans did not meet the lakefront setback. The Hogan's went to the ZBA and were granted a variance for the setback.

Public Hearing - Sunita Patel and Mark Mosetti attended the Public Hearing and expressed concern regarding the obstruction of their view when the new cottage is built. The Planning Board sympathized but is unable to do anything about that.

Mr. Craig motioned, seconded by Mr. Groet, and it was unanimously carried to grant preliminary approval of the Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36.11. **(2019--55)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Yes – voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley – Yes

SEQR – This is an unlisted action. In part 2 of Impact Assessment Mr. Craig read all the questions, and all were answered No.

Vice Chairman Vastola motioned, seconded by Ms. Bentley, and it was unanimously carried to declare that there would be no negative environmental impact on the Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36. **(2019-56)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Yes – voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley – Yes

Vice Chairman Vastola motioned, seconded by Mr. Craig, and it was unanimously carried to close the Public Hearing at 8:30pm. **(2019–57)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Yes –
voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley – Yes

Final approval – There was no additional discussion regarding the Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36.11.

Mr. Engard motioned, seconded by Mr. Groet, and it was unanimously carried to grant final approval to the Site Plan application for Paul and Nancy Hogan for property at 6163 Southwest Shores, Honeoye, NY 14471, Tax map# 174.15-1-36.11., with the condition that the applicant submit the required maps. **(2019-58)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Yes –
voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley – Yes

2. The Canadice Town Board has requested that the Planning Board give some feedback re: short term rental property regulations. A group will be formed consisting of three PB members (Burch Craig, Kaitlynn McCumiskey and Steve Groet). We will also post for two additional volunteers of interested citizens.
3. Vouchers were filled out for reimbursement.

G. Privilege of the Floor: none

H. Adjournment:

Mr. Engard motioned, seconded by vice Chairman Vastola, and it was unanimously carried to adjourn the meeting at 9:00 p.m. **(2019-59)**

Chairman Mayhood - Yes, Vice Chairman Vastola – Yes Mr. Groet – Yes Mr. Engard – Yes Ms. McCumiskey – Yes –
voting in place of Mr. Miller Mr. Craig – Yes Ms. Bentley – Yes

Respectfully submitted

Holly B. Poluch
Canadice Planning Board Secretary