

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

Minutes of the November 27, 2017 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:00 pm in the Town Hall. Present were Mr. Groet, Mr. Engard, Mr. Dobeck, Mr. Johnson, Darlene Bentley, Chairman Mayhood, Mr. Moore, and Vice Chairman Vastola. Also in attendance were Kelly and Donna Frank.

B. Privilege of the Floor: None

C. Approval of October 23, 2017 Minutes:

Vice Chairman Vastola motioned, Mr. Moore seconded, and it was unanimously carried to conditionally approve the September 25, 2017 minutes with the necessary corrections **(2017-36)**

Chairman Mayhood – Yes Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes
Mr. Johnson – Yes Mr. Moore – Yes Ms. Bentley - abstain

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 11/13/17 Town Board meeting.

County Planning Board – Mr. Groet attended and gave a report on the 11/08/17 CPB meeting and the 11/07/17 CRC meeting.

Zoning Board – No report.

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

Public Hearing: A Public Hearing was held to entertain comments on the Site Plan application for Kelly and Donna Frank for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29. There was no discussion.

Mr. Engard motioned, Mr. Moore seconded, and it was unanimously carried to close the Public Hearing at 7:25pm for the Site Plan application for Kelly and Donna Frank for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29 **(2017-37)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Yes Ms. Bentley - abstain

E. Old Business - none

F. New Business –

1 – Preliminary Review – Mr. and Mrs. Frank attended the meeting to present their Site Plan application for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29. They will be demolishing their old 1946 cottage (already done) and build a new home. There are no zoning issues. The new structure will be set back from

the lake a greater distance than the old structure. There was a brief discussion re: the run off and it is being addressed in construction. There are no issues with lake view for their adjacent neighbors. The Franks did mention that they may shift the structure slightly closer to the lake than what is on the blue prints now. There would be no problem, because they have plenty of available space to move the structure closer.

Mr. Moore motioned, seconded by Mr. Dobeck, and it was unanimously carried to grant preliminary approval for the Site Plan application for Kelly and Donna Frank for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29. **(2017-38)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Yes Ms. Bentley - abstained

SEQR – The State Environmental Quality Review was opened and the SEQR form, Part 1 was reviewed and revisions were made. Part 2 was reviewed with no environmental concerns identified. Part 3 was reviewed with no concerns identified.

Vice Chairman Vastola motioned, seconded by Mr. Moore, and it was unanimously carried to declare no negative environmental impact as a result of this action. **(2017-39)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Yes Ms. Bentley - abstained

Final Review and Approval – The Final Review was opened and no additional concerns or issues were identified for the Site Plan application for Kelly and Donna Frank for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29.

Vice Chairman Vastola motioned, seconded by Mr. Moore, and it was unanimously carried to grant final approval for the Site Plan application for Kelly and Donna Frank for their property at 5871 Joe Bear Dr. Canadice, NY, tax map# 164.19-1-29, on the condition that any changes on the placement of the structure will be reflected on the maps. **(2017-40)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Yes Ms. Bentley - abstain

2. Appointment of Chairman for the Planning Board Term beginning 2018.

Mr. Engard motioned, seconded by Chairman Vastola, and it was unanimously carried to recommend to the Canadice Town Board, the appointment of Chairman Ted Mayhood to the Planning Board for another term. **(2017-41)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Abstain Ms. Bentley – Abstain

G. Privilege of the Floor:

1. New York State Model Solar Energy Law - Steve Groet previously handed out a packet of information for review by the board for discussion at the November meeting. Not all members were able to review the packet. A brief discussion ensued, and it was decided to continue the discussion at the December meeting after all members had a chance to review the packet.

H. Adjournment:

Mr. Engard motioned, seconded by Mr. Groet, and it was unanimously carried to adjourn the meeting at 7:50 p.m. **(2017 – 42)**

Mr. Engard – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes Mr. Dobeck – Yes Mr. Johnson – Yes
Mr. Moore – Yes Chairman Mayhood – Yes Ms. Bentley - abstain

Respectfully submitted

Holly B. Poluch,
Canadice Town Planning Board