

Canadice Town Planning Board
5949 County Rd. #37
Springwater, NY 14560
November 28, 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. Engard. Vice Chair McCumiskey, Mr. Craig, Chairman Mayhood, Mr. Groet, Mr. Uthe and Mr. Miller. Also in attendance were Jesse Hallett, Mathew Thibodeux and Scott Harter. Also in attendance via Zoom were Brian and Margie Shaw.

B. Privilege of the Floor – None

C. Approval of October 24, 2022, minutes

Vice Chair McCumiskey motioned, seconded by Mr. Craig, and it was unanimously carried to conditionally approve the October 24, 2022 minutes with the necessary corrections **(2022 - 57)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 11/14/22 meeting.

County Planning Board – Mr. Groet attended the 11/09/2022 CPB meeting – nothing of interest to report.

Zoning Board – No report.

Code Enforcement – Report in packets.

E. Old Business –

1. Subdivision application for Matthew Thibodeau for Tax Map # 187.00-1-18.000. Mr. Thibodeau brought in the final survey map for review and distribution.

Mr. Craig motioned, seconded by Mr. Miller and it was unanimously carried to give final approval to the Subdivision application for Matthew Thibodeau for Tax Map # 187.00-1-18.000. **(2022-58)**

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

F. New Business –

1. Subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210

Public Hearing for Subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210.

Mr. Craig motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried to open the Public Hearing for Subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-59)**

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

Vice Chair McCumiskey motioned, seconded by Mr. Engard and it was unanimously carried to open the preliminary review for the subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-60)**

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

Preliminary Review – Ms. Sullivan proposes to annex approximately six acres of her property to adjoining Tax map#181.00-1-47.120 with 15 acres remaining to Ms. Sullivan’s already existing lot. There are no structures or services located on this lot. Currently there is a complaint of excessive vehicles on the lot. There was discussion among the Planning Board members on whether the subdivision should be held up due to the property violations. It was determined that it is not in the Planning Board’s area to consider that, in regard to the subdivision request.

Mr. Miller motioned, seconded by Mr. Uthe, and it was carried to continue with the preliminary review, and that the Planning Board should not delay the subdivision due to the violation on the Sullivan property. **(2022-61)**.

Chairman Mayhood – Yes Mr. Craig – No Mr. Miller -Yes Mr. Engard – Yes Vice Chair McCumiskey
– Yes Mr. Groet – No Mr. Uthe – Yes

Mr. Engard motioned, seconded by Mr. Uthe, and it was carried to grant preliminary approval for the subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-62)**

Chairman Mayhood – Yes Mr. Craig – No Mr. Miller -Yes Mr. Engard – Yes Vice Chair McCumiskey
– Yes Mr. Groet – Yes Mr. Uthe – Yes

SEQR – Questions from Parts 1 and 2 were reviewed and answered.

Mr. Engard motioned, seconded by Mr. Uthe, and it was carried to declare no negative environmental impact for the subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-63)**

Chairman Mayhood – Yes Mr. Craig – Abstain Mr. Miller -Yes Mr. Engard – Yes Vice Chair
McCumiskey – Yes Mr. Groet – Yes Mr. Uthe – Yes

Mr. Engard motioned, seconded by Vice Chair McCumiskey, and it was carried to close the Public Hearing for the subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-64)**

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

Mr. Engard motioned, seconded by Mr. Uthe, and it was carried to close the Preliminary Review for the subdivision application for Karen Sullivan for property located at 6633 County Rd. 37, Canadice, NY. Tax map# 181.00-1-47-210. **(2022-65)**

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

Ms. Sullivan will return at a future meeting with the necessary survey maps.

2. **Site Plan Application** – Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100.

Mr. Craig motioned, seconded by Mr. Miller to open the Public Hearing for the Site Plan Application for Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100 **(2022-66)**

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

Mr. Engard motioned, seconded by Mr. Uthe and unanimously carried to open the preliminary review for the Site Plan application for Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100. **(2022-67)**.

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

Preliminary Review – The Shaw’s are asking for permission to combine two lots they own. They will be building a new residence in the future. They have acquired the necessary Nationwide permit and NYSDEC water quality permit for the driveway connection. The combined total acreage will be 59.6 acres. There is one existing residence on the west side of the property at Candice Lake Rd. There is an additional proposed residence with access from County Rd 37. All details meet all town codes.

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously approved to grant preliminary approval to the Site Plan application for Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100 **(2022-68)**

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

SEQR – Questions from Parts 1 and 2 were reviewed and answered.

Mr. Groet motioned, seconded by Mr. Craig, and it was unanimously approved to declare no negative environmental impact for the Site Plan application of Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100. **(2022-69)**

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

Mr. Uthe motioned, seconded by Mr. Engard to close the Public Hearing for the Site Plan application for Brian and Margie Shaw for property located at 6655 Canadice Lake Rd. at County Rd. 37, Springwater, NY, Tax Map# 180.00-1-25.100 and 180.00-1-24.100. No comments were entertained. **(2022-70)**

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

G. Privilege of the Floor –

1 – Chairman Mayhood reminded the PB members of the annual holiday luncheon on 12/21/22.

H. Adjournment:

Mr. Engard motioned, seconded by Mr. Uthe, and it was unanimously carried to adjourn the meeting at 8:19 p.m. **(2022-71)**

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

Respectfully submitted

Holly B. Poluch, Planning Board Secretary