

Canadice Town Planning Board
5949 County Rd. #37
Springwater, NY 14560
June 27, 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. Groet, Mr. Craig, Chairman Mayhood, and Mr. Miller. Also present were Jesse and Terry Hallett, Brian Christy, Dwight Uthe, and Gary Dutton. Vice Chair McCumiskey was excused.

B. Privilege of the Floor – None

C. Approval of May 23, 2022, minutes

Mr. Craig motioned, seconded by Mr. Miller, and it was unanimously carried to conditionally approve the May 23 ,2022 minutes with the necessary corrections **(2022 - 26)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 6/13/22 meeting.

County Planning Board – Mr. Groet said the June CPB meeting was canceled.

Zoning Board – Mr. Craig was questioning an application for solar installation and will speak with the CEO.

Code Enforcement – Report in packets.

E. Old Business –

1 – Preliminary Review for Subdivision application for Matthew Thibodeau for Tax Map 187.00-1-18.000. Mr. Thibodeau proposes to transfer .51 acres from his 14.195 acres to existing Tap Map 187.00-1-17.000, owned by Jesse Hallett. There are no existing buildings or services on this lot.

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to grant preliminary approval for the subdivision proposed for Matthew Thibodeau, Tax map 187.00-1-18.000 to Mr. Jesse Hallett, Tax map # 187.00-1-17.000. **(2022-27)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

2 – **SEQR** – All questions from the SEQR were read and reviewed.

Mr. Engard motioned, seconded by Mr. Miller, and it was unanimously carried to declare no negative environmental impact for the Subdivision application for Matthew Thibodeau for Tax Map 187.00-1-18.000, **(2022-28)**.

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Mr. Craig motioned, seconded by Mr. Engard and it was unanimously approved to close the Public Hearing at 7:27pm. There were no comments entertained. **(2022-29)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Mr. Hallett will return to the next meeting with the necessary maps for his subdivision and final approval.

F. New Business –

Open Public Hearing for Subdivision Application for Margaret Dutton property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11 at 7:30pm.

1. Preliminary Review for Subdivision Application for Margaret Dutton property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11. Mr. Gary Dutton attended the meeting on behalf of his wife Margaret Dutton. They propose to create a six-acre lot around the existing house at the above address and leave the remaining 70.69 acres as vacant land. Applicant had attended the May meeting and PB members to discuss this subdivision. Mr. Dutton made some adjustments to his application, so a variance would not be needed. He submitted a revised application to meet all requirements.

Mr. Engard motioned, seconded by Mr. Groet, and it was unanimously carried to grant preliminary approval for the subdivision application for Margaret Dutton for property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11. **(2022-30)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

2. **SEQR** – All questions from the SEQR were read and reviewed.

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to declare no negative environmental impact for the subdivision application for Margaret Dutton for property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11 **(2022-31)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to close the Public Hearing at 7:45pm. No comments were entertained. **(2022-32)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

3 – Final Approval –

Mr. Craig motioned, seconded by Mr. Groet and it was unanimously carried to grant final approval for the subdivision application for Margaret Dutton for property at 6397 S. Old Bald Hill Rd., Tax map# 180.00-1-39.11 **(2022-33)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Open Public Hearing for subdivision application for Brian Christy for 8948 Luckenbach Hill Rd., Springwater, NY, Tax map# 181.00-1-25.110 at 7:50pm.

1. Mr. Brian Christy attended the June PB meeting to present his subdivision application for property at 8948 Luckenbach Hill Rd., Springwater, NY, Tax map# 181.00-1-25.110. He proposes to divide 19.615 acres into two lots creating a new lot of 6.455 acres and the remaining 13.612 acres annexed to Tap map 181.00.1-30.200. The PB discussed with the applicant the necessary information that needs to be on the map. He is currently missing the property owner's names, septic location, and contour lines. Mr. Engard asked to see a map of the adjacent property which Chairman Mayhood was able to provide.

Mr. Craig motioned, seconded by Mr. Miller, and it was unanimously carried to waive the requirement for contour lines on the survey map. **(2022-34)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to grant preliminary approval for the subdivision application for Brian Christy for 8948 Luckenbach Hill Rd., Springwater, NY, Tax map# 181.00-1-25.110 **(2022-35)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

SEQR – All questions from the SEQR were read and reviewed.

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to declare no negative environmental impact for the subdivision application for Brian Christy for 8948 Luckenbach Hill Rd., Springwater, NY, Tax map# 181.00-1-25.110. **(2022-36)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to close the Public Hearing at 8:10pm. No comments were entertained. **(2022-37)**.

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

Final Approval –

Mr. Craig motioned, seconded by Mr. Groet, and it was unanimously carried to grant final approval for the subdivision application for Brian Christy for 8948 Luckenbach Hill Rd., Springwater, NY, Tax map# 181.00-1-25.110, on the condition that the applicant presents the necessary maps with the required corrections of septic location and property owner's names on them. Mr. Christy will need three paper and one mylar copy. **(2022-38)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller -Yes Mr. Engard - Yes

G. Privilege of the Floor - none

H. Adjournment:

Mr. Engard motioned, seconded by Mr. Groet, and it was unanimously carried to adjourn the meeting at 8:27 p.m. **(2022-39)**

Mr. Groet – Yes Chairman Mayhood – Yes Mr. Craig – Yes Mr. Miller – Yes Mr. Engard - Yes

Respectfully submitted

Holly B. Poluch, Planning Board Secretary