

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

Minutes of the August 28, 2017 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:00 pm in the Town Hall. Present were Mr. Dobeck, Mr. Engard, Mr. Groet, Mr. Johnson, Chairman Mayhood, Mr. Moore, and Vice Chairman Vastola. Also in attendance were Mr. Paul O'Leary, James Fagan and Mr. McKinnon, George and Marcy Vanderstow, and Steve Smith, Canadice CEO.

B. Privilege of the Floor: None

C. Approval of July 24, 2017 Minutes:

Mr. Vastola motioned, Mr. Groet seconded, and it was unanimously carried to conditionally approve the July 24, 2017 minutes with the necessary corrections **(2017-18)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 08/14/2017 Town Board meeting.

County Planning Board – Mr. Groet attended and gave a report on the 08/8/17 CRC meeting and the 8/9/17 CPB meeting. Several Site Plan applications were reviewed and approved. One Site Plan was denied for concerns over traffic flow.

Zoning Board – Steve Smith, CEO gave a report.

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

E. Old Business – None

1. Site Plan Application for James Fagan for property at 5947 Pickerel Point, Canadice, NY- Tax map – 174.07-1-14.000 was presented at the meeting.

The preliminary review was reopened. Mr. Fagan will be demolishing the existing structure and building a new home. Two remaining items carried over from the last meeting. The submitted drawings exceeded the height restriction of 35 feet as specified in the Town

Code. The roof grade has been modified so that the current height is 31 feet 7 inches, which conforms to the Town Code. The number of stories was researched by Steve Smith, CEO, and his preliminary determination is that the plan meets the 2 ½ story restriction. He did ask for a complete set of stamped architectural drawings for a final determination.

Mr. Moore motioned, seconded by Mr. Vastola, and it was unanimously carried to close the preliminary review. **(2017-19)**

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

A Public Hearing was opened at 7:26 pm to entertain comments on the Site Plan of Mr. Fagan. There were no comments and the Public Hearing was closed at 7:27 pm.

The State Environmental Quality Review was opened and the SEQR form, Part 1 was reviewed. There were questions and corrections made to several items.

The Part 2, Assessment was reviewed with no environmental concerns identified.

The Part 3, Determination of significance was discussed and a motion was made by Mr. Vastola, seconded by Mr. Moore to declare no negative impact as a result of this action. The motion was unanimously passed. **(2017-20)**

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

The Final Review was opened. No additional concerns or issues were defined. A motion was made by Mr. Engard, seconded by Mr. Moore to grant conditional Final Approval, with 2 conditions: (1) Submit a complete Site Plan map that is substantially the same as the preliminary map, and (2) Submit a complete set of stamped architectural drawings for a final determination of number of stories, that is substantially the same as the preliminary drawings. The motion was unanimously passed. **(2017-21)**

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

2. Site Plan Application for Mr. and Mrs. O'Leary was presented at the meeting for their property at 5717 Sunset Dr., Honeoye, NY – Tax map #164.15-1-27.000.

The O'Leary's are demolishing the existing structure and constructing a new home. Preliminary Review was granted at the July planning board meeting.

A Public Hearing was opened at 7:46 pm to entertain comments on the Site Plan of Mr. O'Leary. There were no comments and the Public Hearing was closed at 7:47 pm.

The State Environmental Quality Review was opened and the SEQR form, Part 1 was reviewed. There were questions and corrections made to several items.

The Part 2, Assessment was reviewed with no environmental concerns identified.

The Part 3, Determination of significance was discussed and a motion was made by Mr. Vastola, seconded by Mr. Moore to declare no negative impact as a result of this action. The motion was unanimously passed. **(2017-22)**

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

The Final Review was opened. No additional concerns or issues were defined. A motion was made by Mr. Dobeck, seconded by Mr. Moore to grant final approval and was unanimously approved.
(2017-23)

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

F. New Business –

1. Site Plan Application for George and Marcy Vanderstow, for property at 6113 Southwest Shores, Canadice, NY- Tax map – 174.11-1-29.000 was presented at the meeting.

Preliminary Review – The Vanderstows will be demolishing the existing structure and building a new home. The site plan map was reviewed and discussed. In particular, the plans for stormwater management during and after construction were clarified. There is a creek bordering the North property line and existing drainage to the lake on the South side to handle the stormwater. All setbacks meet town code. There are existing water and sewage services and the new home will use these. No concerns were raised. A motion was made by Mr. Vastola, seconded by Mr. Moore to grant preliminary approval. The motion passed unanimously. **(2017-24)**

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

A Public Hearing will be held at the September 25 meeting.

G. Privilege of the Floor:

The Board had a general discussion on pre-existing sheds, outbuildings and setbacks on lots that require site plan approval.

H. Adjournment:

Mr. Vastola motioned, seconded by Mr. Engard, and it was unanimously carried to adjourn the meeting at 8:21 p.m. **(2017 – 25)**

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

Respectfully submitted

Ted Mayhood
Canadice Town Planning Board