

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

**Minutes of the September 23, 2019 Meeting**

**A. Convocation:**

Chairman Mayhood called the meeting to order at 7:00 pm in the Town Hall. Present were Mr. Groet, Chairman Mayhood, Ms. Bentley, Mr. Craig, Mr. Engard. Mr. Miller, and Vice Chairman Vastola were excused. Also in attendance was Atty. Michael Ballman, Kim Malcolm, Dennis Voss acting as the agent for his brother, Frank Voss.

**B. Privilege of the Floor** – Chairman Mayhood gave an update on the proposed subdivision for Roger Colegrove, with advisement from the Town Attorney, Sheila Chalifoux. The applicants are still considering their plans for this application.

**C. Approval of August 26, 2019 Minutes:**

Mr. Craig motioned, Ms. Bentley seconded, and it was unanimously carried to conditionally approve the August 26, 2019 minutes with the necessary corrections **(2019-34)**

Chairman Mayhood –Yes Mr. Groet – Yes Ms. Bentley – Yes Mr. Craig – Yes Mr. Engard -- Yes

**D. Town Reports:**

**Canadice Town Board Meeting** – Chairman Mayhood gave a report on the 09/09/19 Town Board meeting.

**County Planning Board** – Mr. Groet attended and gave a report on the 09/11/19 CPB meeting and the 09/10/19 CRC meeting.

**Zoning Board** – Mr. Craig attended the 09/11/19 ZBA meeting. There was a Public Hearing.

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

**E. Old Business –**

1. Chairman Mayhood gave an update on the proposed subdivision for Roger Colegrove, with advisement from the Town Attorney, Sheila Chalifoux. The applicants are still considering their plans for this application.

2. Review of the subdivision that was granted for Jacquelyn Paterson for property at County Rd. 36, Canadice, NY. Tax map 166.11-1-43. No action at this time.

**F. New Business –**

1. Preliminary review of site plan application for Kim Malcolm for property at 5545 Twin Bay Drive, Canadice, NY – Tax map 164.11-1-57-1.

The proposal is to construct an addition of living space attached to existing structure, built on piers with parking beneath, and a storage shed. All zoning requirements for setbacks are met. Storm water will connect to existing drains.

Mr. Craig motioned, Ms. Bentley seconded and it was unanimously carried to grant preliminary approval of the site plan application of Kim Malcolm for property at 5545 Twin Bay Drive, Canadice, NY – Tax map 164.11-1-57.1. **(2019-35)**

Chairman Mayhood –Yes Mr. Groet – Yes Mr. Engard - Yes Ms. Bentley – Yes Mr. Craig – Yes

**Public Hearing** – Hearing was opened at 7:40 pm, and there was no one to be heard.

SEQR – This is an unlisted action. Discussion by Planning Board on questions 1 – 20. Clarification made on questions 9, 10, 13 and 16. In part 2 of Impact Assessment Mr. Craig read all the questions, and all were answered No.

Ms. Bentley motioned, seconded by Mr. Craig, and it was unanimously carried to declare that there would be no negative environmental impact on the site plan of Kim Malcolm for property at 5545 Twin Bay Drive, Canadice, NY – Tax map 164.11-1-57.1. **(2019-36)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard- Yes      Ms. Bentley – Yes  
Mr. Craig – Yes

Mr. Craig proposed, seconded by Ms. Bentley, and it was unanimously carried to close the Public Hearing at 7:54 pm. **(2019–37)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard- Yes      Ms. Bentley – Yes  
Mr. Craig – Yes

Final approval – There was no additional discussion.

Mr. Craig motioned, seconded by Mr. Groet, and it was unanimously carried to approve the site plan application of Kim Malcolm for property at 5545 Twin Bay Drive, Canadice, NY – Tax map 164.11-1-57.1, with no conditions **(2019-38)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard - Yes      Ms. Bentley – Yes      Mr. Craig – Yes

**2.** Preliminary review of subdivision application for Frank Voss, for property at 7122 Canadice Lake Rd., Canadice, NY. Tax Map 186.00-1-28. Dennis Voss is acting as the agent for Frank Voss, owner.

The proposal is to subdivide a 3 acre lot from the 51.7 acre parcel. All zoning requirements are met. There is an existing water well and an underground telephone line on the property included in the subdivided lot.

Mr. Craig motioned, Ms. Bentley seconded, and it was unanimously carried to grant preliminary approval for the subdivision application of Frank Voss for property at 7122 Canadice Lake Rd., Canadice, NY. Tax Map 186.00-1-28. **(2019-39)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard- Yes      Ms. Bentley – Yes      Mr. Craig – Yes

**Public Hearing** – Hearing was opened at 8:10 pm, and there was no one to be heard.

SEQR – This is an unlisted action . Discussion by Planning Board on questions 1 – 20. Clarification made on questions 4, 9, 11 and 14. In part 2 of Impact Assessment Mr. Craig read all the questions, and all were answered No.

Mr. Craig motioned, seconded by Mr. Groet, and it was unanimously carried to declare that there would be no negative environmental impact on the subdivision of Frank Voss for property at 7122 Canadice Lake Rd., Canadice, NY – Tax map 186.00-1-28. **(2019-40)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard- Yes      Ms. Bentley – Yes  
Mr. Craig – Yes

Ms. Bentley proposed, seconded by Mr. Craig, and it was unanimously carried to close the Public Hearing at 8:19 p.m. **(2019 – 41)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard- Yes      Ms. Bentley – Yes  
Mr. Craig – Yes

Final approval – There was no additional discussion.

Mr. Craig motioned, seconded by Ms. Bentley, and it was unanimously carried to approve the subdivision application of Frank Voss for property at 7122 Canadice Lake Rd., Canadice, NY – Tax map 186.00-1-28, on the condition that Frank Voss submit stamped survey maps that are substantially equivalent to the preliminary plat that was provided. **(2019-42)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard - Yes      Ms. Bentley – Yes      Mr. Craig – Yes

**G. Privilege of the Floor:**

1. Mr. Craig addressed the subject of “re-subdivision” of properties. There was discussion among the PB members. Chairman Mayhood will speak to the assessor about this process.
2. Card to Jim Moore, signed by the board members.

**H. Adjournment:**

Mr. Engard motioned, seconded by Mr. Craig, and it was unanimously carried to adjourn the meeting at 8:40 p.m. **(2019-43)**

Chairman Mayhood –Yes      Mr. Groet – Yes      Mr. Engard - Yes      Ms. Bentley – Yes      Mr. Craig – Yes

Respectfully submitted

Stephanie Seeley,  
Substitute  
Canadice Planning Board Secretary