

Canadice Town Planning Board
5949 County Rd. #37
Springwater, NY 14560
October 23, 2023

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, Chairman Mayhood, Mr. Groet, Vice Chair McCumiskey, Mr. Miller, Mr. Uthe and Mr. Craig. Also in attendance was Dr. Caroline Nastro, James LeBeau and Mr. Ward.

B. Privilege of the Floor –

C. Approval of September 25, 2023, Minutes

Vice Chair McCumiskey motioned, seconded by Mr. Engard, and it was unanimously carried to conditionally approve the September 25, 2023, minutes with the necessary corrections **(2023 - 33)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 10/092023 meeting.

County Planning Board – Mr. Groet attended the 10/11/2023 CPB meeting and gave a report. Nothing major to report. Mr. Groet did report that there have been some educational presentations prior to the meetings.

Zoning Board –No report. The meeting is available via Zoom on the Town website.

Code Enforcement – Report in packets.

Comprehensive Plan – Vice Chair McCumiskey asked if anyone wanted to participate with the Comprehensive Plan review.

E. Old Business – None

F. New Business –

1. Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000.

Mr. Craig motioned, seconded by Mr. Uthe, and it was unanimously approved to open the Public Hearing at 7:24PM for the Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000. **(2023-34)**

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

Mr. Uthe motioned, seconded by Mr. Miller and it was unanimously carried to open the preliminary review for the Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000. **(2023-35)**

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

- a. **Preliminary Review** – Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000. Mr. LeBeau proposes to demolish the existing structure located on the property. He proposes to build a new two-story structure on the property. The map was reviewed, and all setbacks were met, and no variance was needed. Water, sewer and electricity are present on the property. Mr. LeBeau presented a petition signed by his neighbors that there were no objections to this new construction.

Mr. Engard motioned, seconded by Vice Chair McCumiskey, and it was unanimously approved to give preliminary approval to the Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000. **(2023-36)**

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

- b. **SEQR** – Questions 1-20, Part 1 were reviewed with no questions resulting. Mr. Craig read and answered questions 1 – 11 from Part 2.

Mr. Groet motioned, seconded by Vice Chair McCumiskey, and it was unanimously carried, that the Site Plan for James LeBeau for property located at 6012 West Willow Point, Canadice, NY, Tax Map 174.07-1-52.000, would have no negative environmental impact. **(2023-37)**

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

Mr. Uthe motioned, seconded by Mr. Craig, and it was unanimously carried to close the Public Hearing for the Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000. There were no comments to be entertained. **(2023-38)**.

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

- c. **Final Approval** -

Mr. Craig motioned, seconded by Mr. Uthe, and it was unanimously carried to approve the Site Plan Application for James LeBeau for property located at 6012 West Willow Point, Canadice, NY. Tax Map 174.07-1-52.000, with the condition that he submit the appropriate maps to Chairman Mayhood for signature and distribution. **(2023-39)**.

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

2. Planning Board applicant – Dr. Caroline Nestro. The Planning Board met with Dr. Nestro and explained the functions of the Planning Board. Ms. Nestro would like to go forward with becoming a Planning Board member.

Mr. Craig motioned, seconded by Mr. Uthe, and it was unanimously carried to recommend to the Canadice Town Board that Dr..Nestro be appointed as an alternate member of the Canadice Planning Board. **(2023-40)**.

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

G. Privilege of the Floor:

1. Chairman Mayhood gave out copies of the Zoning map that Town Supervisor provided to him.
2. Chairman Mayhood reminded the PB members of the educational requirements due by the end of the year.

H. Adjournment:

Mr. Engard motioned, seconded by Mr. Uthe, and it was unanimously carried to adjourn the meeting at 7:55 p.m. **(2023-41)**

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

Respectfully submitted,

Holly B. Poluch, Planning Board Secretary