

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

Minutes of the March 28, 2016 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:30 pm in the Town Hall. Present were, Mr. Groet, Mr. Johnson, Mr. Moore, Mr. Engard, Mr. Dobeck, Chairman Mayhood, and Vice Chairman Vastola. Also in attendance were Ms. Crane and her lawyer, David Mayer.

B. Privilege of the Floor: None

C. Approval of February 22, 2016 Minutes:

Mr. Moore motioned, Mr. Groet seconded, and it was unanimously carried to conditionally approve the February 22, 2016 minutes with the necessary corrections **(2016-011)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the March 14, 2016 Town Board meeting.

County Planning Board – Mr. Groet attended the March 9, 2016 CPB and the March 8, 2016 CRC meetings. Nothing significant to report.

Zoning Board – No meeting.

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

Research Committee – Mr. Moore and Mr. Johnson reviewed the Town Codes that Richmond has revised. It was the consensus that it was not necessary at this time to revise the Town of Canadice's current codes. Mr. Moore and Mr. Johnson will write up a brief summary of their findings.

E. Old Business – Catherine Crane – Turtle Rock Hollow Campground –

Ms. Crane presented the Planning Board with a "revised" Site Plan.

1. This included the removal of one of the cabins, making a total of four structures, 3 cabins and 1 teepee. By removing one of the proposed structures, she would eliminate any required State Department of Health requirements. The Canadice Town Board, acting as the DOH would be able to approve any requirements.
2. Mr. Engard stated that he would like architectural drawings of the cabins.

3. Ms. Crane submitted a revised schedule of development for the Turtle Rock project. The October/November 2016 section has been removed, which included installation of the wall heaters.
4. The Planning Board received a copy of the letter from Bob Best,CEO listing the requirements for the final site approval. (Attached to minutes)
5. Chairman Mayhood reviewed the Town Code and the requirements for final approval of the Site Plan. The map must be revised by adding the solar lighting for the pathways.

Final approval for Turtle Rock Hollow –

Mr. Moore motioned, seconded by Vice Chairman Vastola, and the Site Plan Application for Turtle Rock Hollow was approved with the conditions that the solar lighting and building heights be added to the site plan map, and that signage is added for emergency vehicles.
(2016-12)

Chairman Mayhood –Yes Mr. Moore – Yes Mr. Groet – Yes Vice Chairman Vastola - Yes
Mr. Engard – No Mr. Johnson – Abstain Mr. Dobeck - Yes

H. Privilege of the Floor: none

I. Adjournment:

Mr. Engard motioned, seconded by Moore, and it was unanimously carried to adjourn the meeting at 8:40 p.m. **(2016 – 13)**

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

Respectfully submitted

Holly B. Poluch,
Canadice Town Planning Board Secretary

**Revised Schedule of development at Turtle Rock Hollow
03/14/16**

Due to the amount of site plan work that is required for us to be operational in 2016 our development schedule and operating season has been revised

April/May 2016

Installation of sewage tank and additional defussion leach line

Planning board requirement

Installation of fire extinguishers and smoke/co2 detectors

Planning board requirement

Finish construction of Hummingbird Haven, install stone patio

Same as originally scheduled

Install parking barriers

Planning board requirement

Move horseshoe pits and glider swing

Planning board requirement to accommodate additional parking

October/November 2016

Install PL wall heaters in cabins, insulate cabins

Originally planned for 2017

Install ceiling in Lodge Kitchen and install wall heaters

Original plan was a fireplace in the lodge - we have switched to LP wall heaters and are adding the ceiling to insulate.

Removed

Drill well and installing water line to lodge

Original plan was to complete this in spring 2018.

2016 operational season

Revised opening date: May 27, 2016

Original open date of 5/13 changed due to stop work order delay and required septic tank install

4 rental units

3 Cabins

Town of Canadice

Office of Code Enforcement
5949 County Road 37
Springwater, NY 14560

585-367-2050 ext. 3#
Wednesday & Friday
9:00 am to 3:00 pm

March 25, 2016

Catharine Crane
6338 Co Rd 36
Honeoye, NY 14471

Re: Turtle Rock Hollow, application for final site plan approval; your revised schedule of development dated 3/14/16.

Dear Ms. Crane:

I am listing below my comments/additional requirements regarding the site plan work scheduled to take place in 2016 that are listed in your email dated March 21, 2016.

**Installation of fire extinguishers and smoke/co2 detectors:* The carbon monoxide detectors must be commercial with a 10/yr. sealed battery. The fire extinguishers in the Lodge Kitchen structure must be Class K extinguishers.

**Drill well and installing water line to lodge:* A water test must be submitted to my office.

**Insulate cabins:* A permit is required.

**Install PL wall heaters in cabins:* A permit is required.

**Install ceiling in Lodge Kitchen and install wall heaters:* A permit is required.

In addition, my office will be scheduling annual fire and safety inspections.

Sincerely,
Robert Best
Code Enforcement Officer

Cc: Canadice Planning Board, Canadice Town Supervisor, Sheila Chalifoux, David F Mayer.