

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

Minutes of the August 24, 2015 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:30 pm in the Town Hall. Present were Mr. Vastola, Chairman Mayhood, Mr. Engard, Mr. Groet, Vice Chairman Kane, and Mr. Johnson. Mr. Peters was excused.

B. Privilege of the Floor: None

C. Approval of July 27, 2015 Minutes:

Mr. Vastola motioned, Chairman Mayhood seconded, and it was unanimously carried to approve the July 27, 2015 minutes with the necessary corrections. **(2015-17)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the August 10, 2015 Town Board Meeting.

County Planning Board – Steve Groet gave a report on the August 12, 2015 CPB meeting and the August 11, 2015 CRC meeting.

1. A total of 15 applications were reviewed.
2. The following Site Plan Applications were approved:
 - a. Town of Farmington – 64 Town Home/7 business office development – Redfield Grove
 - b. Village of Manchester – Re-use the existing old Castle Concrete products building for the manufacture of mulch and soil products.
 - c. Town of Canandaigua – 4,300 sq. foot expansion to Ontario Honda.
 - d. Village of Bloomfield – 17,000 sq. ft. expansion for Commodore Plastics.
3. A joint Comprehensive Plan for the Town and Village of Bloomfield was recommended for approval.

Zoning Board – No meeting.

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

E. Research Groups:

Natural Resource Extraction Group – No meeting

F. Old Business – Review of proposed Town Code updates.

1. Definition of Structure – The Town Board proposed to change the definition of structure to “Any building, storage facility, workshop, garage or shed”. The Planning Board was in agreement of the new definition.

Mr. Engard motioned, seconded by Vice Chairman Kane, and it was unanimously approved to adopt the definition of “structure”, as proposed by the Town Board. **(2015-19)**

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

Town of Canadice Town Planning Board

Resolution Number 1 of 2015
August 24, 2015

Amendment of Town Code Chapter 120-11, “Definitions” TO DEFINE A STRUCTURE AS ANY BUILDING, STORAGE FACILITY, WORKSHOP, GARAGE OR SHED.

WHEREAS, The Canadice Town Board requested the Town Planning Board review and recommend changes to Chapter 120-11 of the Town Code, and,

WHEREAS, The Town Attorney and Town Zoning Board of Appeals recommended that Chapter 120-11 Section B be amended, and,

WHEREAS, The Planning Board has reviewed this section, and now, therefore, be it

RESOLVED, That this Board agrees with the previous recommendation, and, be it further

RESOLVED, That the Planning Board recommends to the Town Board to amend the Chapter 120-11, Section B of the Town Code.

I hereby certify that I have compared the preceding copy of a Resolution with the Original thereof, duly adopted by the Planning Board of such Town at a regular meeting of such Board, held on the 24th day of August, 2015, and that the same is true and correct copy of such Resolution and of the whole thereof.

In testimony whereof I have hereunto set my hand and affixed the Seal of said Town this _____ day of August, 2015.

Holly Poluch, Secretary

2. Adding permitted accessory uses in HLS District: The Planning Board thinks we should strike the phrase “similar above ground yard equipment” as too subjective. If not eliminated, there must be a definition of it.

3. Non-conforming lots: the Planning Board thinks this should remain in the code as is. Eliminating it would force property owners of non-conforming lots to seek a variance, adding expense and time to any planned projects. (As far as CEO required time, if a variance is requested, CEO must attend the meetings for that).

Mr. Vastola motioned, seconded by Mr. Johnson, to not recommend proposed change of non-conforming lot requirement. **(2015-20)**

Mr. Vastola – Yes Chairman Mayhood –Yes Mr. Engard – No Vice Chairman Kane - Yes
Mr. Johnson – Yes Mr. Groet – Yes

4. Variance reapplications: The Planning Board is in favor of this change, but suggests the following wording:

“No variance application shall be accepted by the Town **for a** property on which a **similar** variance has been previously denied for a period of one year after such denial.”

Vice Chairman Kane motioned, seconded by Mr. Groet, and it was unanimously approved to support the variance change with the above modified wording. **(2015-21)**

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

G. New Business – None

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H. Privilege of the Floor: None

I. Adjournment:

Mr. Engard motioned, seconded by Mr. Vastola, and it was unanimously carried to adjourn the meeting at 8:40 p.m. **(2015 – 22)**

Mr. Vastola – Yes Chairman Mayhood –Yes Mr. Engard – Yes Mr. Peters - Yes
Mr. Johnson – Yes Mr. Groet - Yes

Respectfully submitted

Holly B. Poluch,
Canadice Town Planning Board Secretary