

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

Minutes of the December 18, 2017 Meeting

A. Convocation:

Chairman Mayhood called the meeting to order at 7:00 pm in the Town Hall. Present were Mr. Groet, Mr. Engard, Mr. Dobeck, Mr. Johnson, Darlene Bentley, Chairman Mayhood, Mr. Moore, and Vice Chairman Vastola.

B. Privilege of the Floor: Chairman Mayhood reported that he met with Charlotte Gray-Jones regarding short term rental of her property. Ted asked the Board if anyone thought that a Site Plan review would be needed for this. The owner states that she does not operate a bed and breakfast. Since this is not a bed and breakfast property, the Board felt that a Special use permit would not be required, but Ted will discuss with Steve Smith, CEO.

C. Approval of November 27, 2017 Minutes:

Vice Chairman Vastola motioned, Mr. Moore seconded, and it was unanimously carried to conditionally approve the November 27, 2017 minutes with the necessary corrections **(2017-43)**

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

D. Town Reports:

Canadice Town Board Meeting – Chairman Mayhood gave a report on the 12/11/17 Town Board meeting.

County Planning Board – Mr. Groet attended and gave a report on the 12/11/17 CPB meeting and the 12/12/17 CRC meeting.

Zoning Board – No report.

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

E. Old Business – NYS Model Solar Energy discussion.

Discussion ensued regarding the different sizes of solar projects. Individual vs commercial. An individual might require a special use permit, plus a building permit. Darlene mentioned that any small stand-alone system for home use would be exempt from general site plan regulations. The Board discussed on whether a whole new Chapter to the Code book should be created or should we modify the existing special use section. Darlene, Steve Groet and Ted will meet to discuss this.

F. New Business – The Board filled out vouchers of remaining 2017 expenses.

G. Privilege of the Floor: None

H. Adjournment:

Mr. Engard motioned, seconded by Vice Chairman Vastola, and it was unanimously carried to adjourn the meeting at 8:25 p.m. (2017 – 44)

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

Respectfully submitted

Holly B. Poluch,
Canadice Town Planning Board