

# *Hopewell Planning Board*

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

**Present:** Chairman Jim Bator, Allan Wesche, Phil Bassage, Sylvia Moore, Mark Curran, CEO Justin Bruen, Allen Weaver, Shawn Cotter, Karl Housel, Ellen Johnson

**Absent:** Ryan Bruzda, Nick Sergeant

-----

The Chairman called the Planning Board meeting to order at 7:00 p.m.

**General Business:** Approval of Minutes

Allan Wesche moved to approve the June 27, 2022 minutes as presented. Motion seconded and carried.

**Privilege of the Floor:** No one from the public spoke.

**Block Motion Referrals to OCPB and Authorize Staff to set Public Hearings:**

Mark Curran moved to authorize staff to set public hearing and send referral to the Ontario County Planning Board for the following:

John Richelson – Smith Rd – Subdivision – PZ-2022-018 – TM# 72.00-1-12.100  
Finred – 4303 Route 5 & 20 – PUD – PZ-2022-019 – TM# 99.00-1-7.000

Motion was seconded by Allan Wesche and carried unanimously.

**Business:** Karl Housel – 4017 County Rd 4 – Special Use Permit Renewal – PZ-2021-008  
TM #72.00-1-29.300

A Special use permit for 1-year was issued in 2021 and is now back before the Board for review.

Mr. Housel stated they had roughly the same number of people in attendance in 2021 as in the past. Everything ran smoothly and parking was sufficient for all those who attended. He added, there was no parking on the roadside at any point during the Halloween display.

CEO Bruen stated there are no concerns nor complaints from neighbors in regard to Housel's farm market and Halloween display. Problems that occurred previously with parking on the roadside and noise have been eliminated

Chairman Bator inquired as to whether the statement of operations provided and approved at the 2021 Planning Board meeting are to be altered in any way.

Mr. Housel stated he is requesting an extra half hour from 9:00 to 9:30 p.m. due to time change and darkness. The extra time will allow for guests to leave at a more leisurely time. He further added, a food truck will be added during the hours of operation.

CEO Bruen reminded Mr. Housel that on-site noise levels are to desist by 9:00 p.m., as originally discussed and agreed upon in 2021. He further added, any food trucks are under Department of Health guidelines.

Mr. Housel concurred.

# Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION  
MARKS ENGINEERING FOR MATT GOODMAN & KARL HOUSEL  
FARMER’S MARKET/HALLOWEEN DISPLAY  
4017 COUNTY ROAD 4 – AG ZONING DISTRICT  
TM#72.00-1-29.300  
PZ 2021-008 - SPECIAL USE PERMIT RENEWAL**

## **SPECIAL USE PERMIT RENEWAL RESOLUTION**

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as “Planning Board”) is considering SUP renewal to operate a farmer’s market out of an existing building and a Halloween display, located at 4017 County Road 4 as detailed on the Site Plans prepared by Marks Engineering, dated February 1, 2020, last revised May 5, 2021 and all other relevant information submitted as of July 25, 2022 (the current application); and

**WHEREAS**, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

**WHEREAS**, on May 24, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for a period of **3-years** for the current owner of the premises and/or operators provided the use remains in compliance with the conditions of approval and Town Code.
2. In the event of any complaints about the approved operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant, the application shall be brought back before the Planning Board for review and approval.
3. This application is conditioned on the receipt of an updated Statement of Operations as discussed and approved at the July 25, 2022 meeting.

The above resolution was offered by Mark Curran and seconded by Phil Bassage at a meeting of the Planning Board held on Monday, July 25, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye	Mark Curran - aye	Phil Bassage - aye	Sylvia Moore - aye
Allan M. Wesche – aye	Ryan Bruzda – absent	Nick Sergeant - absent	

I, Shawn L. Cotter, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the July 25, 2022 meeting.

Shawn L. Cotter L. S.

Shawn L. Cotter, Planning Board Secretary

# Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

**Public Hearing: Allen Weaver – Lakeside Greenhouse – 3741 Route 5 & 20 – PZ-2022-016  
TM# 99.00-2-27.111**

**Secretary read aloud public hearing notice.**

*The Public Hearing is to consider application #PZ-2022-016 of Allen Weaver (Lakeside Greenhouse) for property located at 3741 Route 5 & 20, Canandaigua NY 14424 in the Town of Hopewell, Tax Map #99.00-2-27.111. Under Article XVI - Site Plan Review and Approval of the Town of Hopewell Zoning Ordinance, the applicant is seeking to add a second greenhouse on lot with previously existing commercial greenhouse. Property is zoned C-2.*

No one from the public was present.

**Allan Wesche Moved to close public hearing, seconded by Mark Curran. Motion carried.**

**Business: Allen Weaver – Lakeside Greenhouse – 3741 Route 5 & 20 – PZ-2022-016  
TM# 99.00-2-27.111**

Mr. Weaver is seeking to place a second commercial greenhouse on the property located at 3741 Route 5 & 20.

The Planning Board reviewed OCPB comments concerning Mr. Weaver's application:

1. More information needed to show how runoff from greenhouse structure will be managed.  
*Water run-off from greenhouse will be managed with proper drainage.*
2. Indicate where topsoil stockpile will be located/ where topsoil will be spread following grading for gravel parking area.  
*There will be no stockpile of topsoil. Soil will be moved and graded on adjoining field.*
3. All disturbed areas should be seeded or covered with gravel following construction.  
*Grading and seeding will be done where soil need stabilization.*

CEO Bruen stated for the record that OCPB listed primary residence and greenhouse parcels combined. He added, no residence on greenhouse property, the parcel is solely used for greenhouse and sales of nursery stock.

Mr. Weaver stated the proposed second installation of a 24' x 96' commercial greenhouse will be used primarily for seedlings; public will have access to 72' of the greenhouse. It is the family's intent to remove all nursery items from the primary residence on Mumby Road. Moving greenhouse seedlings to the new site will allow for less work in the long run. The family will not need to haul seasonal stock to the commercial greenhouses for sale.

The Planning Board discussed TOH Zoning Ordinance concerning buffering. It was noted that presently, there is a fence buffering a nearby residence. The Board determined, buffering is not necessary to the west since it is an open field, and nursery stock will buffer the front of greenhouses during the spring and summer seasons.

*Note 22 on proposed site plan regarding landscaping to be removed on final site plan.*

# Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

**GROVE ENGINEERING FOR ALLEN WEAVER/LAKESIDE GREENHOUSE  
3741 ROUTE 5 & 20 – C-2 ZONING DISTRICT  
TM# 99.00-2-27.111 PZ-2022-016  
PRELIMINARY/FINAL SITE PLAN APPROVAL**

## **FINAL SITE PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as “Planning Board”) is considering Site Plan Approval to construct a second commercial 24’ x 96’ greenhouse on a lot with previously existing commercial greenhouse at 3741 Route 5 & 20 as detailed on the Site Plans prepared by Grove Engineering, dated March 28, 2022, and all other relevant information submitted as of July 25, 2022, (the current application); and

**WHEREAS**, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has completed Part 2 and Part 3 of the Short EAF as this was identified as an Unlisted Action on May 21, 2018; and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. Current conditions of the property do not warrant additional screening. Deletion of note 22 from final site plan prior to chairman signing.
2. Project requires building permit from Code Enforcement Officer.

The above resolution was offered by Phil Bassage and seconded by Mark Curran at a meeting of the Planning Board held on Monday, July 25, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye    Mark Curran – aye    Phil Bassage – aye    Sylvia Moore - aye  
Allan Wesche – aye    Ryan Bruzda – Absent    Nick Sergeant – Absent

I, Shawn L. Cotter, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the July 25, 2022 meeting.

Shawn L. Cotter L. S. Shawn L. Cotter, Planning Board Secretary

## **Adjournment:**

Allan Wesche moved to adjourn, seconded and carried.

Submitted by Shawn L Cotter – August 23, 2022

# Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

## Determination of Project:

TOWN OF HOPEWELL PLANNING BOARD  
MARKS ENGINEERING  
KARL HOUSEL – MATT GOODMAN  
FARMERS MARKET/HALLOWEEN DISTPLAY – AG ZONING DISTRICT  
4017 COUNTY ROAD 4  
TM# 72.00-1-29.300 PZ# 2021-008 RENEWAL

APPLICANT/OWNER NAME (S) Karl Housel

SUBJECT PROPERTY ADDRESS: 4017 County Road 4 - Canandaigua - NY

PROJECT: Subdivision Change in Use - Site Plan ☒ Special Use Permit Renewal Area Variance

PUBLIC HEARING: Date Opened n/a Date Closed n/a

PLANNING BOARD APPROVAL: ☒ Granted Denied Date July 25, 2022

VOTING: ☒ AYE ☐ NAY ☐ ABSENT

## APPROVALS/CONDITIONS OR MODIFICATIONS:

1. The special use permit shall remain in effect for a period of 3-years for the current owner of the premises and/or operators provided the use remains in compliance with the conditions of approval and Town Code.
2. In the event of any complaints about the approved operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant, the application shall be brought back before the Planning Board for review and approval.
3. This application is conditioned on the receipt of an updated Statement of Operations as discussed and approved at the July 25, 2022 meeting.

CERTIFIED BY: Shawn L. Potter DATE: July 25, 2022

Final approval requires chairperson signature on the plan. All above conditions and/or modifications must be satisfied prior to signature. For a subdivision, a linen or Mylar with four copies must be signed. The town will retain two copies. The Ontario County Clerk requires the original and two copies for filing. For a sign application, a permit must be obtained prior to erection of the sign.

# Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – July 25, 2022

## Determination of Project:

TOWN OF HOPEWELL PLANNING BOARD  
GROVE ENGINEERING  
ALLEN WEAVER/LAKESIDE GREENHOUSE & PRODUCE  
PRELIMINARY/FINAL SITE PLAN APPROVAL – C-2 ZONING DISTRICT  
3741 ROUTE 5 & 20  
TM# 99.00-2-27.111 PZ# 2022-016

APPLICANT/OWNER NAME (S) Allen Weaver/Lakeside Greenhouse

SUBJECT PROPERTY ADDRESS: 3741 Route 5 & 20 - Canandaigua - NY

PROJECT: Subdivision ☒ Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened 7/25/2022 Date Closed 7/25/2022

PLANNING BOARD APPROVAL: ☒ Granted Denied Date July 25, 2022

VOTING: ☒ AYE ☐ NAY ☐ ABSENT

## APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Current conditions of the property do not warrant additional screening. Deletion of note 22 from final site plan prior to chairman signing.
2. Project requires building permit from Code Enforcement Officer.

CERTIFIED BY: Shawn L. Potter DATE: July 25, 2022

Final approval requires chairperson signature on the plan. All above conditions and/or modifications must be satisfied prior to signature. For a subdivision, a linen or Mylar with four copies must be signed. The town will retain two copies. The Ontario County Clerk requires the original and two copies for filing. For a sign application, a permit must be obtained prior to erection of the sign.