

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – March 28, 2022

Present: Chairman Jim Bator, Nick Sergeant, Sylvia Moore, Ryan Bruzda, Allan Wesche, Phil Bassage, Mark Curran, Shawn Cotter, CEO Justin Bruen, Lance Brabant (MRB), Hannah Cooney, Mark Tolbert

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

General Business: Approval of Minutes

Allan Wesche moved to approve the January 24, 2022 minutes as amended. Motion seconded and carried.

Block Motion:

Phil Bassage moved to authorize staff to set public hearings and send referrals to the Ontario County Planning Board for the following:

A Safe Place Storage: 3682 Route 5 & 20 – PZ-2022-001 – TM 99.00-2-59.200 Sign Replacements

Patricia Albrecht: 4066 Stoddard Rd – PZ-2022-002 – TM 72.00-1-89.100 Home Occupation

Phil Bassage: 3952 Route 5 & 20 – PZ-2022-003 – TM 99.00-2-210 – Site Plan/Parking

Jay Ladue: Freshour Rd/Co. Rd 4 – PZ-2022-004 – TM 72.00-1-34.100 – Subdivision

Motion was seconded by Nick Sergeant, and was carried unanimously.

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

Business: Ron Maslyn Landscaping – 1832 Mapleview Dr – Special Use Permit Renewal
Granted 5/21/2018 – 3 yr. Renewal Granted 4/8/2019

Mr. Maslyn is seeking renewal for his Special Use permit for his Landscaping business. The 3-year permit is due to expire April 2022.

CEO Bruen stated Mr. Maslyn has continued to comply with his statement of operations. No complaints from neighbors have been submitted to the Code Enforcement Office during the last 3-year period.

The Board had a brief discussion concerning the renewal of Mr. Maslyn's Special Use permit.

Allan Wesche moved to extend the Special Use permit for another 3-year period to Ron Maslyn Landscaping with the following conditions, as agreed upon at the May 21, 2018 and April 8, 2019 Planning Board meeting:

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.

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2. In the event of any complaints about the approved operations being filed with the Code Enforcement Office, and failure to take corrective action by the applicant, the application shall be brought back before the Planning Board for review and approval.
3. No off-street parking is permitted for commercial vehicles associated with the landscaping business. All of the vehicles are to be parked in the approved driveway location.
4. No outside storage of equipment and/or materials is permitted.
5. A separate approval by the Planning Board is required for any future signage.

Motion seconded by Mark Curran and approved unanimously.

Discussion: MRB – Sunset Ridge Estates (Canandaigua – SEQR Process/Intent to be Lead Agency with a Coordinated Review) Comments from Hopewell Planning Board concerning rendered preliminary site plan

Lance Brabant gave a brief overview of the application of Sunset Ridge Estates, previously known as Canandaigua Shores (concerning the Town of Canandaigua portion), which was been pulled, revised and re-submitted to Canandaigua. At this time, Canandaigua has moved forward with the Intent of being Lead Agency for SEQR, and is currently seeking recommendations from municipalities and departments during the SEQR coordinated review process. The rendered preliminary site plan includes 31 residential units with 2 cul-de-sacs. There will be no cut-through roads. The 19 residential unit phase, with cul-de-sac, will have a road cut to State Route 364. The 12 residential unit phase, with cul-de-sac, will connect with the Town of Hopewell 9-lot subdivision portion connecting to County Road 18.

Upon the Planning Board's review of the preliminary rendered site plan, the Board has the following questions and or concerns:

1. What are the future plans, if any, for the expansion of the private drives listed on the preliminary site plan?
2. Will there be a phasing of the projects pertaining to Canandaigua's 19 residential unit phase, 12 residential unit phase, and Hopewell's 9 lot subdivision phase?
3. Concerning Canandaigua's 12 residential unit phase, the Hopewell Planning Board would prefer no side walks or street lights, in order to maintain a rural look comparable to Hopewell's, since the phase will be connected to Hopewell's roadway leading to County Road 18.
4. Hopewell Highway Superintendent and Hopewell Water Superintendent to review site plans and send comments to Canandaigua Planning Board.
5. A coordinated review is necessary between Hopewell and Canandaigua Fire Departments regarding fire district boundaries pertaining to the 12-unit residential phase within the Town of Canandaigua.

The Planning Board secretary will ensure comments are forwarded to Canandaigua Planning Board for their review.

Adjournment:

Allan Wesche moved to adjourn, seconded and carried.

TOWN OF CANANDAIGUA
SUNSET RIDGE ESTATES – RESIDENTIAL DEVELOPMENT
3535 EAST LAKE ROAD - STATE ROUTE 364
PRELIMINARY (PHASED) OVERALL SUBDIVISION & SITE PLAN
APPLICATIONS

SEQR LEAD AGENCY COORDINATION REQUEST FORM

_____ This Agency has no objection to the Planning Board of the Town of Canandaigua assuming Lead Agency status for this action.

_____ This Agency wishes to be considered for Lead Agency for this action.

_____ Other (see comments below)

Comments:

Agency

Signature

Title

Date

PLEASE RETURN TO: Town of Canandaigua
Attn: Shawna Bonshak, Town Planner
5440 Route 5 & 20 West
Canandaigua, New York 14424
PH (585) 394-1120
sbonshak@townofcanandaigua.org

NOTE: If this form is not returned at or before **12:00 PM on Friday, April 15, 2022** your agency will be deemed to have no objection to the Planning Board of the Town of Canandaigua assuming Lead Agency status for this action.