

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – May 24, 2021

Present: Chairman Jim Bator, Sylvia Moore, Nick Sergeant, Allan Wesche, Ryan Bruzda, Phil Bassage,
CEO Justin Bruen, Shawn Cotter, Karl Housel, Matt Goodman

Absent: Jim Carello

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

General Business: Approval of April 26, 2021

Allan Wesche moved to approve the April 26, 2021 minutes as presented. Motion seconded and carried.

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

Continued Business: Matt Goodman/Karl Housel – 4017 County Rd. 4
Special Use Permit/Site Plan – (AG) Farm Market/AG Business
PZ-2021-008 – TM #72.00-1-29.300

The Board reviewed the final revised Site Plan dated 5/5/2021 and determined that all Preliminary Site Plan conditions have been met.

Mr. Housel stated pathways will be of wood chips, and he has complied with the Planning Board's requests concerning all matters regarding his application. An updated Statement of Operations has been submitted. (Attached to minutes.)

CEO Bruen stated a local law was passed by the Town Board concerning a no parking zone located on County Road 4 between Smith and Freshour Roads. Signage will be placed by the Town Highway Department prior to the fall display at Mr. Housel's.

A brief discussion ensued regarding MRB's notes concerning the nine conditions pertaining to Preliminary Site Plan approval. The Board found the revised Site Plan to be satisfactory and reviewed SEQR Part II & III of SEAF submitted by MRB.

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Project:	House/Goodman - SUP/ Site Plan
Date:	May 24, 2021

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Will the proposed action impact existing:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Project: House1 SUP/Site Plan
Date: May 24, 2021

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Planning Board under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed SUP and development. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Monday, May 24, 2021 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

- Total on-site parking capacity allows for up to 150 vehicles, however, if the parking area exceeds 150 vehicles, visitors will be asked to return when there is capacity. Parking will no longer be allowed on each side of County Road 4 and 'No Parking' signage will be placed along each side of the road every 200 feet from Smith Road to Freshour Road. The relocation of displays to the south of property will help ensure pedestrian safety and discourage people from parking along County Road 4. During business hours, staff members will be directing traffic to the designated parking lot areas. Impacts will be minimal as the proposed use will be seasonal and operated from Labor Day until Halloween.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Hopewell Planning Board	May 24, 2021
Name of Lead Agency	Date
James Bator	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
James Bator (digital signature) slc pb clerk	Shaun R. Logue - MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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**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 APPROVAL**

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as “Planning Board”) is considering SUP Approval to operate a farmer’s market out of an existing building and a Halloween display, with associated site improvements, such as site lighting, gravel parking area for 36 parking spaces (+/- 20,165 SF), grass (overflow) parking area for up to +/- 107 spaces on an existing lot located at 4017 County Road 4 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 May 24, 2021 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced application (hereinafter referred to as “Action”); 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 determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Full EAF Part 1; and

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

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;

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- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town’s Comprehensive Plan land use recommendations;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be a larger number of persons attracted to the site for more than a few months when compared to the number of persons who would come to the site absent the Action;
- (ix) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (x) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xi) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board’s determination.

The above resolution was offered by Sylvia Moore and seconded by Nick Sergeant at a meeting of the Planning Board held on Monday, May 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 May 24, 2021 meeting.

Shawn L. Cotter L. S.

Shawn L. Cotter, Planning Board Secretary

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**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 & 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 & Special Use Permit Approval to operate a farmer’s market out of an existing building and a Halloween display, with associated site improvements, such as site lighting, gravel parking area for 36 parking spaces (+/- 20,165 SF), grass (overflow) parking area for up to +/- 107 spaces on an existing lot located at 4017 County Road 4 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 May 24, 2021 (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; 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. All conditions set-forth in the preliminary site plan approval outlined in the meeting minutes dated April 25, 2021 are to be adhered to and agreed upon prior to the Plan being signed by the Planning Board Chairman.
2. All comments within the Town Engineer’s email correspondence dated May 19, 2021 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
3. All consultant fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.
4. Final Site Plan Approval is conditioned on the application receiving Special Use Permit approval and all associated conditions of said approval.

The above resolution was offered by Nick Sergeant and seconded by Phil Bassage at a meeting of the Planning Board held on Monday, May 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 May 24, 2021 meeting.

Shawn L. Cotter L. S.

Shawn L. Cotter, Planning Board Secretary

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**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 APPROVAL**

SPECIAL USE PERMIT APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as “Planning Board”) is considering SUP Approval to operate a farmer’s market out of an existing building and a Halloween display, with associated site improvements, such as site lighting, gravel parking area for 36 parking spaces (+/- 20,165 SF), grass (overflow) parking area for up to +/- 107 spaces on an existing lot located at 4017 County Road 4 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 May 24, 2021 (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 1-year 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. All consultants’ fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.
3. 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.
4. This application is conditioned on the Statement of Operations discussed and approved at the May 24, 2021 Planning Board meeting.

The above resolution was offered by Sylvia Moore and seconded by Ryan Bruzda at a meeting of the Planning Board held on Monday, May 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 May 24, 2021 meeting.

Shawn L. Cotter L. S.

Shawn L. Cotter, Planning Board Secretary

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Project: Karl House/Matt Goodman

Karl House and Matt Goodman
4017 County Road 4
Canandaigua, NY 14424

April 6, 2021

Town of Hopewell
c/o Mr. Justin Bruen / Planning Board
2716 County Rd. 47
Canandaigua, NY 14424

Re: Karl T. House Property – 4017 County Rd. 4 – Town of Hopewell

To Whom it May Concern:

The following is an updated statement of our intended operations at the proposed Farm Market and Corn Maze.

- **Hours of operation:** Labor Day until Halloween, 9am - 9PM for pumpkins etc. 12pm-9 pm for Corn Maze.
- **Products:** We will be modifying an existing building to house a Farm Market. Here we will sell pumpkins, gourds, produce, and refreshments, along with farm merchandise. This will also serve as a base for the ag based learning events, displays and main entrance to the corn maze and Halloween displays. Currently there will be no charge to walk through the corn maze or to walk around.
- **Intention of Use:** Starting in 2021 many changes will be made from the past operating structure in 2020 and prior. Safety enhancements including parking, dedicated electrical services to corn maze and displays (listed below) and bathroom facilities are the primary changes. The other primary deviation will be the blending of more agricultural products and education to this new farm market. Some of the ways this will be accomplished are listed below.
 - Displays on how Pumpkins and Corn are planted, fertilized, maintained and harvested.
 - Pumpkin Painting Events on weekends for Children, free pie pumpkin to kids 5 and under.
 - Presentations and displays from our beekeeper (hives were used in pumpkins last year) on importance of pollinators in agriculture and environmental sustainability.
 - The sale of locally, seasonal, sourced farm products (other than produce grown on site) such as cider, honey, milk, sunflowers etc.
 - Machinery Display, tractors hand tools, etc.
 - Rotation of Displays by local farmers, livestock on site is one example.
 - Local Ice Cream Truck featuring pumpkin ice cream (warmer weekends in Sept probably) and also coordinating display on how pumpkin products are produced.

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- **Building:** Existing building built to code as a horse barn will be modified to enable all guests to pass through a singular location before entering the property. Signage, ropes, straw bales will define pedestrian traffic from parking lot safely to the building and then out onto the grounds. This gives us the ability to monitor attendance, adjust staffing for demand and limit/shut down entrance if needed. Security cameras, portable fire extinguishers lighting and heat will be inside as well as wide pass through entrance and exit doors. No smoking signs will be posted and enforced.
- **Noise:** Crowd noise, at market, corn maze and displays.
- **Staffing and Security:** There will be several volunteers around the facility to supervise operations. Based on the demand and attendance, this will number from 1 to 5 people.
- **Lighting:** There will be one, potentially two, diesel powered light towers in the parking lot to be used during operations from September to the end of October, as well as lighting in and around the farm market. Low lighting, facing down, will be how they will be oriented as to minimize the effect on the neighbors and displays. All paths will be illuminated as in past years.
- **Outdoor Storage:** There will be no outdoor storage other than farm related equipment and implements.
- **Parking:** We have changed the parking lot to be located on the East side of the property to minimize the impact on the neighbors to the West. A gravel parking lot of approx. 46 spaces will be constructed around the farm market building and then an overflow parking lot will be designated further out back of another 107 spaces possibly more if the demand increases. The Town of Hopewell has passed a local law to post County Road 4 for no parking on the street. Parking lot entrance to be clearly marked with an attendant/s during busy hours. We will also use social media to provide clear messaging to potential visitors about parking off the road and the policy if the parking lot is full (see “full capacity plan” below). Site plan denotes a current plan to move entering and exiting cars through the singular existing entrance however if the traffic becomes too congested the attendants have the option to flow outbound cars to the West and exit on an existing driveway as shown in the site plan. We are also looking into having the County Sheriff direct traffic for the last two weekends of the season out on County Road 4 similar to the Pageant of Steam. At this point we cannot say if this will happen or not however it’s being explored as an option if it’s available.
- **Full Capacity Plan:** If the approximately 150 spots become full at any time our plan is to rope off the entrance until more spaces open from exiting visitors. A sign asking people to please come back in 30 minutes will be placed as well as the attendant being positioned to make everyone aware that there is no parking and road parking is not allowed. This rule will also be posted on social media and updated live on all social media platforms. If the 150 spaces continue to be full on a regular basis, we will look into expanding the lot in the future making sure to not go over the two acres allotted in the zoning rules.

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- **Electrical Safety:** Due to the revised location of the corn maze and Halloween exhibits to East side on the property, a shift to mainly generator power will be needed due to the increased distance from the power source. All generators will be placed away from any structure and marked off per code 3106.6.2 with 3 feet of space around each generator. Each generator will have portable fire extinguisher next to it. We will work with code enforcement to have a safety inspection prior to opening to ensure all generators are located properly and all cords are routed safely.
- **Trash Control:** Trash receptacles will be located at various points near the farm stand and along the paths in the display area. The parking attendants will be responsible for cleaning up trash throughout the day in the parking areas.
- **Bathroom Facilities:** As noted on the site plan there is a dedicated area for temporary bathrooms. We plan on starting with 2 and will monitor throughout the season if that number needs to increase.
- **Social Distancing:** We recognize the importance of everyone’s health and safety. We will monitor and adhere to all guidelines for an outdoor agritourism facility in place at the time that we will be operating. At a minimum there will be sanitizing stations and signage requesting mask and social distancing.

Please feel free to contact myself with any questions or comments.

Sincerely,
Matthew Goodman and Karl Housel

Karl Housel/Matt Goodman – Farmer’s Market/Halloween Display
4017 County Rd. 4 – Canandaigua – NY 14424
Application #PZ-2021-008 - Tax Map # 72.00-1-29.300 - AG Zoning District
Final Site Plan & Special Use Permit Approval

APPLICANT/OWNER NAME (S) Karl Housel – Matt Goodman (Farmer’s Market/Halloween Display)

SUBJECT PROPERTY ADDRESS: 4017 County Road 4 – Canandaigua – NY 14424

PROJECT: Subdivision Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened March 22, 2021 Date Closed April 26, 2021

PLANNING BOARD APPROVAL: Granted Denied Date May 24, 2021

VOTING: AYE NAY ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

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Site Plan

1. All conditions set-forth in the preliminary site plan approval outlined in the meeting minutes dated April 25, 2021 are to be adhered to and agreed upon prior to the Plan being signed by the Planning Board Chairman.
2. All comments within the Town Engineer's email correspondence dated May 19, 2021 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
3. All consultant fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.
4. Final Site Plan Approval is conditioned on the application receiving Special Use Permit approval and all associated conditions of said approval.

Special Use Permit

1. The special use permit shall remain in effect for a period of 1-year 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. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.
3. 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.
4. This application is conditioned on the Statement of Operations discussed and approved at the May 24, 2021 Planning Board meeting.

CERTIFIED BY: Shawn L. Potter DATE: May 24, 2021

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.

Copies: Code Enforcement Officer/Applicant/File

Board Continued Business: Public Hearing

**Public Hearing: Erik Duryea (Always Dry Basement Waterproofing – Duryea Masonry)
4193 Routes 5 & 20 – TM # 99.00-1-18.100 – PZ-2021-011 – Signage Site Plan**

The Chairman continued the Public Hearing for Application PZ-2021-011, Erik Duryea.

No one from the public spoke concerning the application for Erik Duryea.

Ryan Bruzda moved to close public hearing for application PZ-2021-011 of Erik Duryea, seconded and carried.

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**Cont. Business: Erik Duryea (Always Dry Basement Waterproofing – Duryea Masonry)
4193 Routes 5 & 20 – TM # 99.00-1-18.100 – PZ-2021-011 – Signage Site Plan**

The Board briefly reviewed the application submitted by Erik Duryea that was presented to the Board at the April 2021 PB meeting. The Board resolved SEQR to be a Type II action and therefore is not subject to further review.

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
ERIK DURYEY (ALWAYS DRY BASEMENT WATERPROOFING/DURYEY MASONRY)
4193 ROUTES 5 & 20 – C-1 ZONING DISTRICT
TM# 99.00-1-18.100 – PZ-2021-011
COMMERCIAL SIGNAGE SITE PLAN**

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering a Signage Site Plan. The applicant is seeking to attach a 48 sq. ft. sign on the current building located at 4193 Routes 5 & 20 as discussed with the Board at their May 24, 2021 Planning Board meeting (the current application); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Allan Wesche and seconded by Ryan Bruzda at a meeting of the Planning Board held on Monday, May 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye	James Carello - <i>absent</i>	Phil Bassage – aye	Sylvia Moore - aye
Allan M. Wesche - aye		Ryan Bruzda – aye	Nick Sergeant - aye

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 May 24, 2021 meeting.

Shawn L. Cotter L. S.

Shawn L. Cotter, Planning Board Secretary

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TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
ERIK DURYEY (ALWAYS DRY BASEMENT WATERPROOFING/DURYEY MASONRY)
4193 ROUTES 5 & 20 – C-1 ZONING DISTRICT
TM# 99.00-1-18.100 – PZ-2021-011
COMMERCIAL SIGNAGE SITE PLAN

SIGN SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering a Signage Site Plan. The applicant is seeking to attach a 48 sq. ft. sign on the current building located at 4193 Routes 5 & 20 as discussed with the Board at their May 24, 2021 Planning Board meeting (the current application); and

WHEREAS, on May 24, 2021 the Planning Board classified the above reference as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; 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. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.

The above resolution was offered by Allan Wesche and seconded by Ryan Bruzda at a meeting of the Planning Board held on Monday, May 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye	James Carello - <i>absent</i>	Phil Bassage – aye	Sylvia Moore - aye
	Allan M. Wesche - aye	Ryan Bruzda – aye	Nick Sergeant -
aye			

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 May 24, 2021 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
Minutes – May 24, 2021

Erik Duryea (Always Dry Basement Waterproofing/Duryea Masonry)
4193 Routes 5 & 20 – C-1 Zoning District
TM #99.00-1-18.100 – PZ-2021-011
Commercial Sign Site Plan

APPLICANT/OWNER NAME: Erik Duryea (Always Dry Basement Waterproofing/Duryea Masonry)

SUBJECT PROPERTY ADDRESS: 4193 Routes 5 & 20 – Canandaigua – NY 14424

PROJECT: Subdivision Sign Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened April 26, 2021 Date Closed May 24, 2021

PLANNING BOARD APPROVAL: Granted Denied Date May 24, 2021

VOTING: AYE NAY ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. All consultant fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chairs signature being affixed on the plans.
2. Approval for a 48 sq. ft. commercial sign to be mounted on north side of building facing Routes 5 & 20.

CERTIFIED BY: Shawn L Cotter **DATE:** May 24, 2021

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.

Copies: Code Enforcement Officer/Applicant/File

Submitted by: Shawn L Cotter – June 29, 2021