

ZONING BOARD OF APPEALS

TOWN OF HOPEWELL

2716 County Rd 47 – Canandaigua – NY 14424
585-394-0036 ext. 8 – www.townofhopewell.org
Minutes – May 17, 2021

Present: Chairman Rich Vienna, Grace Perry, Bob Price, Mickie Kelly, Stacey Gray, CEO Justin Bruen, Shawn Cotter, John Houle

WORKSHOP 6:45 p.m.

Chairman Vienna opened the meeting at 7:00 p.m.

ZBA Roll Call: Robert Price, Grace Perry, Mickie Kelly, Rich Vienna, Stacey Gray

General Business: Approval of Minutes

Mickie Kelly moved to approve the March 15, 2021 minutes, seconded and carried.

Board Business: John Houle - Zoning Interpretation – 3664 Route 5 & 20 - TM # 99.00-2-16.000

CEO Bruen stated the applicant is seeking an interpretation of the Town's Zoning Ordinance from the Zoning Board of Appeals regarding the property located at 3664 Route 5 & 20. The existing double wide manufactured home with an accessory building is currently permitted by code and is zoning compliant. The manufactured home was originally purposed to be used as a commercial building; however, zoning for manufactured homes is limited to residential use only. The property is currently zoned as residential, and therefore the accessory building cannot be used for commercial purposes.

The applicant, Mr. Houle is seeking to remove the manufactured home from the lot, and is seeking to turn the property back into C-2 allowing the accessory building to be used for commercial use and the area where the manufactured home presently resides, would be turned into parking for the accessory building.

Stacey Gray stated the accessory structure meets all the standards for TOH Zoning Ordinance for C-2, if the residential manufactured home is removed from the premises.

Further discussion ensued with the Zoning Board. The Board determined the interpretation according to TOH Zoning Ordinance Section 604 – Low Intensity Commercial District (C-2) and Section VII Accessory Uses, will allow the existing residential lot to be turned back into C-2, if the Planning Board approves the site plan with the removal of the residential manufactured home from the premises.

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Block Motion: Authorize Staff to set Public Hearing for June 21, 2021 /referral application to OCPB

Stacey Gray Moved to set Public Hearing date for June 21, 2021 and to send the application to OCPB for review for:

1. Finger Lakes Extrusion - 2437 State Route 21 – TM 72.00-1-18.000 Variance, **motion seconded and carried.**

Adjournment:

Rich Vienna moved to adjourn, seconded and carried.