

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – July 27, 2020

Present: Chairman Jim Bator, Phil Bassage, Ryan Bruzda, Allan Wesche, Sylvia Moore, Shaun Logue (MRB) , Kevin McIntee (MRB), Shawn Cotter, CEO Norm Teed, Jeff Wood, Steve Sciaratta, Jim Kramer, Sara Benham, Mark Malvaso, Jason McCormick (McCormick Engineering)

Absent: Nick Sergeant, Jim Carello

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

General Business: Approval June 22, 2020 Minutes

Allan Wesche moved to approve the June 22, 2020 minutes as presented. Motion seconded and carried.

**Public Hearing continuation: Emily Jeffery – PZ-2019-037 – Subdivision Site Plan – Lincoln Hill Rd
TM # 99.00-1-56.000**

The Chairman continued the public hearing for Emily Jeffery application.

CEO Teed stated both the Planning Board and Zoning Board of Appeals have received and have available for review all documents presented from the public concerning the Emily Jeffery applications, both for variances, subdivision and site plan. At this time Grove Engineering has not responded to MRB's memo dated July 23, 2020, or submitted any new documentation pertaining to subdivision/site plan revisions.

Chairman Bator stated the public is welcome to present any new documentation or voice new concerns not yet expressed to the Planning Board or Zoning Board of Appeals.

Mark Malvaso questioned the process of which engineer has the final say pertaining to the Jeffery application; specifically remarks from a memo dated October 25, 2016 pertaining to the Jeffery Subdivision project plans of June 27, 2016 submitted by Grove Engineering. He further questioned, who would answer those questions pertaining to the previous application submitted.

Kevin McIntee (MRB) stated the Town's Engineer (MRB) will review all site plans and memos submitted by Grove Engineering concerning the current Jeffery applications., MRB will also review comments and documents submitted by the public pertaining to the current application and will submit SEQR determination to the Planning Board once completed.

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Shaun Logue (MRB) opened call-in and join.me link from the public to speak. No one from the public spoke concerning the Public Hearing for Jeffery application.

One individual did phone in concerning roosters and chicken disturbance in the Town of Hopewell. (Call did not pertain to this public hearing.) However, the individual did not identify themselves, the connection of the individual calling was extremely poor and no one was able from the Town Hall to communicate with the person phoning in. The call was dropped.

No new information was presented to the Planning Board during the public hearing for the Jeffery application.

The Planning Board briefly discussed extending the Public Hearing for the Jeffery Subdivision/Site Plan application to the August 24th meeting, in order for Grove Engineering to address comments from MRB's memo dated July 23, 2020.

Sylvia Moore moved to continue the Public Hearing for Emily Jeffery – PZ-2019-037 – Subdivision Site Plan – Lincoln Hill Rd. to the August 24, 2020 Planning Board meeting at 7:00 p.m. TM # 99.00-1-56.000. Motion seconded by Ryan Bruzda. Motion carried unanimously.

**Public Hearing: Rodney Thorn – 4392 County Rd 50 – TM 85.03-1-3.000 – Site Plan/Special Use Permit
Temporary Parking CMAC Events – PZ-2020-004**

The Chairman continued the Public Hearing for Rodney Thorn application.

No one from the public spoke during the Public Hearing.

CEO Teed stated McCormick Engineering has responded to MRB's March 16, 2020 review and comments concerning the Site Plan application. However, McCormick Engineering had not submitted the revised site plan, nor their response to MRB's letter in time for review by himself, MRB or the Planning Board.

Kevin McIntee stated MRB's main concerns are access easements and landscaping issues which need to be addressed before moving forward with the application. MRB will review the revised site plan and the memo submitted by McCormick Engineering dated June 23, 2020.

Jason McCormick briefly reviewed the comment letter and statement of operations recently submitted to the Planning Board. (Attached to minutes.)

CEO Teed inquired how many parking attendants would be present on the property during CMAC concerts.

Mr. Thorn stated 2 – 3 parking attendants would be present until all vehicles are removed from the property after CMAC events have concluded.

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CEO Teed asked if parking would still be accessible to customers choosing to use the laundromat during CMAC events, and if there is written documentation concerning driveway access agreement with the motel adjoining the property.

Mr. Thorn stated yes, parking in front of the laundromat would be reserved for customers wishing to use the facility. However, in the past he has found that few people use the facility during concerts because of the amount of traffic. He further added, there has been verbal agreements in the past with the motel manager/owner concerning access agreements, but the Motel owners are not willing to place any agreement in writing.

CEO Teed stated a driveway access permit will be necessary from Ontario County Public Works.

Kevin McIntee stated site plans need to have a defined point of driveway access, and therefore Mr. Thorn will need to coordinate with the County concerning access permits and obtain a written response from the County for review by MRB and the Town's Code Enforcement office.

Mr. McCormick stated he will work with Ontario County in obtaining the necessary permits and documents.

Allan Wesche moved to continue the Public Hearing for application PZ-2020-004 - Site Plan & Special Use for Rodney Thorn, property located at 4392 County Road 50, TM# 85.03-1-3.000 to the next Planning Board meeting dated August 24, 2020 at 7:00 p.m. Motion seconded by Ryan Bruzda and carried unanimously.

Privilege of the floor: No one from the public spoke or logged into join.me on-line thru MRB link.

Scheduling of Public Hearing:

Allan Wesche moved to set a Public Hearing for August 24, 2020 at 7:00 p.m. for application PZ-2020-010 – Subdivision, owner Alan Trickey, property located at 3673 State Route 488, TM #58.00-2-52.100. Motion seconded by Phil Bassage and carried unanimously.

Referral to County Planning Board:

Allan Wesche moved to authorize staff to send the following referral to the County Planning Board: PZ-2020-010 – Subdivision – Alan Trickey – 2673 State Route 488 – TM # 58.00-2-52.100. Motion seconded by Ryan Bruzda and carried unanimously.

Adjournment:

Allan Wesche moved to adjourn, motion seconded and carried. Meeting adjourned at 7:33 p.m.

Submitted by: Shawn L. Cotter – August 25, 2020