

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – October 26, 2020

Present: Chairman Jim Bator, Ryan Bruzda, Sylvia Moore, Allan Wesche, Shawn Cotter, CEO Justin Bruen, Phil Heberle (Superior Plumbing), Jay-Harris-Maxwell (Hanlon Architects)

Absent: Nick Sergeant, Phil Bassage, Jim Carello

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

General Business: Approval September 28, 2020 Minutes

Sylvia Moore, moved to approve the September 28, 2020 minutes. Motion seconded and carried.

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

Public Hearing: Superior Plumbing – 2400 State Route 21 – Canandaigua 14424
PZ-2020-014 – TM # 72.05-1-10.000

The secretary read aloud the public hearing notice for Superior Plumbing. No one from the public was present.

Allan Wesche moved to close the public hearing, motion seconded and carried.

Board Business: Superior Plumbing – 2400 State Route 21 – Canandaigua 14424
PZ-2020-014 – TM # 72.05-1-10.000

Jay Harris-Maxwell briefly reviewed the site plan presented, stating a second story addition is to be added to the present building. There is presently a gravel parking lot on-site and as requested by the previous Code Enforcement Officer, parking spaces have been outlined on the site plan. The proposed addition is approximately 1,080' sq. ft. The existing building lot coverage will remain the same, and no change to existing building footprint or site plan is scheduled or anticipated.

Phil Heberle stated the addition to the building will be used for storage and office space for his company. He added the business is not retail and is not open to the public. Parking will be for staff members only and there will not be any outside public traffic. He further added, the signage will remain the same.

Chairman Bator asked for confirmation that the building would not be used as residential housing.

Mr. Heberle confirmed the building is and will be strictly used for businesses purposes only.

Sylvia Moore questioned the landscaping, grading and erosion control on the site plan and asked for clarification.

Mr. Harris-Maxwell stated it is standard procedure to list those topic issues on a site-plan, and in this particular case, landscaping does not pertain to this application since nothing is being changed.

Mr. Heberle stated there may be a little clean up and painting for curb appeal, but no other exterior or landscaping changes are planned.

Hopewell Planning Board

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Minutes – October 26, 2020

CEO Bruen stated he has no issues with the site plan submitted, however stamped plans by the architect are to be submitted prior to any permits being issued.

Mr. Harris-Maxwell concurred that two sets of stamped plans would be provided to the Town.

Chairman Bator stated to the applicant that if any exterior changes are to be made in the future, an application is to be submitted to the Planning Board for review and approval.

Mr. Heberle concurred.

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
HANLON ARCHITECTS FOR SUPERIOR PLUMBING
2400 STATE ROUTE 21 – SB-MU ZONING DISTRICT - TM#72.05-1-10.000
SITE PLAN APPROVAL**

FINAL SITE PLAN APPROVAL - SEQR TYPE II ACTION RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Site Plan approval for a 2nd story building addition, on the premises as shown on the Site Plans prepared by Hanlon Architects on March 24, 2020 and all other relevant information submitted as of October 26, 2020 (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.

WHEREAS, on October 26, 2020 the Planning Board granted Final Site Plan approval; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby gives Final Site Plan approval with the following conditions:

1. Signed and Stamped Site Plan to be submitted by Hanlon Architects for final review by Code Enforcement Officer prior to issuing building permit,
2. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chair's signature being affixed to the plans.

The above resolution was offered by Allan Wesche and seconded by Sylvia Moore at a meeting of the Planning Board held on Monday, October 26, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
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Minutes – October 26, 2020

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 October 26, 2020 meeting.

Shawn L. Cotter

Block Motion:

Ryan Bruzda moved to authorize staff to schedule Public Hearings for the next Planning Board meeting scheduled on November 23, 2020 at 7:00 p.m.:

1. Leslie Payne Subdivision – PZ-2020-018 – TM 58.00-2-55.220/230 – Corner of State Route 488 & Pettit Rd.
2. Screams & Dreams Subdivision – PZ-2020-012 – TM 73.00-1-24.130 – County Rd. 4

and, authorize staff to send the following referrals to the County Planning Board:

1. Leslie Payne Subdivision – PZ-2020-018 – TM 58.00-2-55.220/230 – Corner of State Route 488 & Pettit Rd. – Clifton Springs - 14432
2. Screams & Dreams Subdivision – PZ-2020-012 – TM 73.00-1-24.130 – County Rd. 4 – Canandaigua - 14424

Motion seconded by Sylvia Moore and carried unanimously.

Adjournment:

Allan Wesche moved to adjourn, motion seconded and carried. Meeting adjourned at 7:45 p.m.

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Minutes – October 26, 2020

Project: Superior Plumbing

Tax Map # 72.05-1-10.000 – 2400 State Route 21 – Canandaigua – NY 14424
Application #PZ-2020-014
Preliminary/Final Site Plan

APPLICANT/OWNER NAME (S) Superior Plumbing

SUBJECT PROPERTY ADDRESS: 2400 State Route 21 – Canandaigua – NY 14424

PROJECT: Subdivision ☒ Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened October 26, 2020 Date Closed October 26, 2020

PLANNING BOARD APPROVAL: ☒ Granted Denied Date October 26, 2020

VOTING: ☒ AYE _____ NAY _____ ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Signed and Stamped Site Plan to be submitted by Hanlon Architects for final review by Code Enforcement Officer prior to issuing building permit,
2. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the Planning Board Chair's signature being affixed to the plans.

CERTIFIED BY: Shawn L. Potter DATE: October 26, 2020

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