

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – September 28, 2020

Present: Chairman Jim Bator, Phil Bassage, Ryan Bruzda, Allan Wesche, Jim Carello, Sylvia Moore, Shawn Cotter, Alan Trickey, Kyle Trickey, Rodney Thorn, Dennis Calkins, Tim Vaughan, Jason McCormick (McCormick Engineering)

Absent: Nick Sergeant

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

General Business: Approval August 24, 2020 Minutes

Ryan Bruzda moved to approve the August 24, 2020 minutes as presented. Motion seconded and carried.

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

Public Hearing cont. 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.

Jim Carello moved to close the public hearing, motion seconded and carried.

Board Business: Rodney Thorn – 4392 Co. Rd. 50 - TM# 85.03-1-3.000 - PZ-2020-004
Site Plan and Special Use Permit (CMAC Events Temp. Parking)
➤ Ontario County DPW driveway approval (e-mail)
➤ Special Use/Site Plan Application Review/Determination

Jason McCormick stated an e-mail concerning the proposed driveway access location on the current site-plans has been approved by Ontario County DPW, and has been forwarded to Planning Board Secretary Shawn Cotter.

The Board reviewed e-mail correspondence from Thomas Rafferty from Ontario County Dept. of Public Works stating, “Ontario County has no objection to the planned driveway location at the Thorn Property - 4392 County Road 50”. (Copy of e-mail attached in file.)

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TOWN OF HOPEWELL PLANNING BOARD RESOLUTION MCCORMICK ENGINEERING FOR RODNEY THORN 4392 COUNTY RD. 50 – C-1 ZONING DISTRICT - TM#85.03-1-3.000 SITE PLAN & SPECIAL USE PERMIT APPROVAL

FINAL SITE PLAN/SPECIAL USE PERMIT APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Site Plan – Special Use Permit Approval to allow overflow parking for CMAC events, with a total of 50 parking spaces, on the premises as shown on the Site Plans prepared by McCormick Engineering, P.C., dated January 9, 2020 and all other relevant information submitted as of September 28, 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 September 28, 2020 the Planning Board granted Final Site Plan approval; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve 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. Approval for driveway location by Ontario County DPW, Thomas Rafferty P.E.
3. 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.
4. 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.
5. This application is conditioned on the Statement of Operations discussed and approved at the July 27, 2020 Planning Board meeting.
6. There will always be a minimum of two attendants on-site during CMAC events to oversee parking area.

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The above resolution was offered by *Allan Wesche* and seconded by *James Carello* at a meeting of the Planning Board held on Monday, September 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye	Nick Sergeant - absent	James Carello –aye	Phil Bassage - aye
Sylvia Moore – aye	Allan M. Wesche – aye	Ryan Bruzda – 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 September 28, 2020 meeting.

Shawn L. Cotter

Public Hearing: Alan Trickey – 3672 State Route 488 – Clifton Springs – 14432
PZ-2020-010 – TM # 58.00-2-52.100 – Subdivision/Site Plan
➤ **Seeking to Subdivide 80.489 Acre Lot into 2 Lots**

The secretary read aloud public hearing notice.

No one from the public spoke.

Jim Carello moved to close the public hearing, seconded and carried.

Board Business: Alan Trickey – 3672 State Route 488 – Clifton Springs – 14432
PZ-2020-010 – TM # 58.00-2-52.100 – Subdivision/Site Plan
➤ SEQR – Subdivision/Site Plan Determination
➤ Variance Requests approved by ZBA 9/21/2020
➤ OCPB Comments

Alan Trickey is seeking to sub-divide his property in order to allow his son to have his own parcel/home. Accessory barn structures will remain on Lot 1 parent parcel retaining 79.8 +/- acres of land. Lot 2 will include current single-family ranch dwelling with .0689 +/- acreage.

The Planning Board reviewed OCPB comments. (Attached to final minutes.)

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Agency Use Only [If applicable]

Project: Alan Trickey Subdivision

Date: September 28, 2020

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 checked="" type="checkbox"/>	<input 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> 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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Agency Use Only [If applicable]

Project: Trickey Subdivision

Date: September 28, 2020

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, as the designated lead agency for this Action, 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 subdivision and development. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Monday, April 16, 2018 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

☐ 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

September 28, 2020

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

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
VENEZIA & ASSOCIATES FOR ALAN TRICKEY
2 LOT SUBDIVISION
3666 - 3672 ST. RTE. 488 – A-G ZONING DISTRICTS
TM#58.00-2-52-100 PZ-2020-010
PRE/FINAL SUBDIVISION APPROVAL**

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Final Subdivision Approval to subdivide a 80.49 acre parcel into 2 lots – Lot 1 being 79.8 +/- acre parcel and Lot 2 being 0.689 +/- acre parcel, being in the A-G zoning as shown on the Subdivision Plat prepared by Venezia & Associates dated May 1, 2020, and all other relevant information submitted as of September 28, 2020 (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 Short EAF Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; 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

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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;

- (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 days 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 Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, September 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Phil Bassage - aye	James Bator - aye	Ryan Bruzda - aye	James Carello - aye
Sylvia Moore - aye	Nick Sergeant - absent	Allan Wesche - 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 September 28, 2020 meeting.

Shawn L. Cotter

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**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR ALAN TRICKEY - 2 LOT SUBDIVISION
3666 - 3672 ST. RTE. 488 – A-G ZONING DISTRICTS
TM#58.00-2-52-100 PZ 2020-010
PRE/FINAL SUBDIVISION APPROVAL**

FINAL SUBDIVISION APPROVAL

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Final Subdivision Approval to subdivide a 80.49 acre parcel into 2 lots – Lot 1 being 79.8 +/- acre parcel and Lot 2 being 0.689 +/- acre parcel, being in the A-G zoning as shown on the Subdivision Plat prepared by Venezia & Associates dated May 1, 2020 and all other relevant information submitted as of September 28, 2020 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); 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 September 28, 2020 the Planning Board, serving as lead agency, made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on September 28, 2020 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; 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. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
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.

The above resolution was offered by Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, September 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye
Sylvia Moore - aye

James Carello - aye
Allan M. Wesche - aye
Ryan Bruzda - aye

Phil Bassage - aye
Nick Sergeant - absent

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 September 28, 2020 meeting.

Shawn L. Cotter L. S.

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Public Hearing: Ventura Enterprises, LLC – 4126 Routes 5 & 20 – Canandaigua - 14424
PZ-2020-011 – TM # 99.00-1-25.000 – Site Plan Accessory Building

The secretary read aloud public hearing notice.

No one from the public spoke.

Jim Carello moved to close the public hearing, seconded and carried.

Board Business: Ventura Enterprises, LLC – 4126 Routes 5 & 20 – Canandaigua - 14424
PZ-2020-011 – TM # 99.00-1-25.000 – Site Plan Accessory Building
➤ Site Plan Review
➤ OCPB Comments

Dennis Calkins of Miami Motel stated he is seeking to erect a 40'x56' accessory pole barn structure to be used as a maintenance building. The proposed structure meets set back requirements and no variances are necessary.

The Chairman stated that any exterior lighting added must be dark-sky compliant.

Mr. Calkins concurred.

The Planning Board reviewed the proposed site-plan and OCPB comments.

150 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Ventura Enterprises LLC- Miami Motel	
Property Owner:	Calkins, Valerie	
Representative:	Marks Engineering PC	
Tax Map No(s):	99.00-1-25.000	
Brief Description:	Site plan for new 2,240 SF maintenance building and parking, drainage, and patio/sidewalk replacement on the 5.2 acre site of the Miami Motel, 4126 SR 5/US 20 in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/25436/150-20-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/25408/150-20-Site-Plan	

The 28 room Miami Motel was built in 1953. The site plan indicates complete reconstruction of access drive, parking areas and other site circulations and addition of site stormwater management facilities.

OCSWCD Comments

ONTARIO COUNTY PLANNING DEPARTMENT • 20 ONTARIO ST. • CANANDAIGUA, NY 14424 • 585-396-4455 • WWW.CO.ONTARIO.NY.US 6

CRC September 8, 2020 Agenda & Staff Comment

1. Site plan notes refer to erosion control measures that are not indicated on the plans- silt fence, soil stockpiles, outlet protection for culverts.
2. New grade on north of property adjacent to new wood framed maintenance building shows limit of disturbance exceeding property boundary. No silt fence shown (and no space for required setback from toe of slope for silt fence).
3. Diversion swale on southern boundary entering existing swale at a perpendicular angle with no outlet protection. With slope and possible volume of water transferred, stabilization/reinforcement may be required.

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Agency Use Only [If applicable]

Project: Ventura Enterprises, LLC

Date: September 28, 2020

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 checked="" type="checkbox"/>	<input 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> 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: Ventura Enterprises LLC
Date: September 28, 2020

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, as the designated lead agency for this Action, 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 subdivision and development. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Monday, April 16, 2018 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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	September 28, 2020
Name of Lead Agency	Date
James Bator	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
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 – VENTURA ENTERPRISES, LLC (MIAMI MOTEL)
VENTURA ENTRPRISES SITE PLAN
4126 ROUTES 5 & 20 – C-2 ZONING DISTRICT
TM#99.00-1-25.000 – PZ-2020-011
PRE/FINAL SITE PLAN APPROVAL**

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Final Site Plan approval for new 2,240 SF maintenance building, Plans prepared by Marks Engineering dated July 22, 2020, and all other relevant information submitted as of September 28, 2020 (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 Short EAF Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; 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 days 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 *Allan Wesche* and seconded by *Jim Carello* at a meeting of the Planning Board held on Monday, September 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Phil Bassage = aye	James Bator - aye	Ryan Bruzda - aye	James Carello - aye
Sylvia Moore - aye	Nick Sergeant – absent	Allan Wesche - 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 September 28, 2020 meeting.

Shawn L. Cotter

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Minutes – September 28, 2020

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
VENTURA ENTERPRISES, LLC.
MAINTENANCE BUILDING/ACCESSORY USE
4126 ROUTE 5 & 20 – C-2 ZONING DISTRICT
TM# 99.00-1-25.000 PZ-2020-011
SITE PLAN REVIEW**

FINAL SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Site Plan Approval to construct a maintenance building located at 4126 Route 5 & 20 as shown in the Site Plans prepared by Marks Engineering. and all other relevant information submitted as of September 28, 2020 (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 September 28, 2020, the Planning Board, serving as lead agency, made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; 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. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. Exterior lighting shall be dark-sky compliant.
3. 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 Jim Carello and seconded by Ryan Bruzda at a meeting of the Planning Board held on Monday, September 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 September 28, 2020 meeting.

Shawn L. Cotter

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
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Scheduling of Public Hearing:

Phil Bassage moved to set a Public Hearing for October 26, 2020 at 7:00 p.m. for Site Plan application PZ-2020-014, Phil Heberle of Superior Plumbing, property located at 2400 State Route 21, TM #72.05-1-100. Motion seconded and carried unanimously.

Referral to County Planning Board:

Ryan Bruzda moved to authorize staff to send the following referral to the County Planning Board: Site Plan application PZ-2020-014, Phil Heberle of Superior Plumbing, property located at 2400 State Route 21, TM #72.05-1-100. Motion seconded and carried unanimously.

Adjournment:

Ryan Bruzda moved to adjourn, motion seconded by and carried. Meeting adjourned at 7:50 p.m.

Submitted by: *Shawn L Cotter* – L.S. Secretary

Hopewell Planning Board

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Project: Rodney Thorn

Tax Map # 85.03-1-3.000 – 4392 County Rd. 50 – Canandaigua – NY 14424
Application #PZ-2020-004
Site Plan/Special Use Permit – Temporary Parking CMAC Events

APPLICANT/OWNER NAME (S) Rodney Thorn

SUBJECT PROPERTY ADDRESS: 4392 County Rd. 50 – Canandaigua – NY 14424

PROJECT: Subdivision ☒ Site Plan ☒ Special Use Permit Area Variance

PUBLIC HEARING: Date Opened June 22, 2020 Date Closed September 28, 2020

PLANNING BOARD APPROVAL: ☒ Granted Denied Date September 28, 2020

VOTING: ☒ YAY ☒ NAY ☒ ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

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. Approval for driveway location by Ontario County DPW, Thomas Rafferty P.E.
3. 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.
4. 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.
5. This application is conditioned on the Statement of Operations discussed and approved at the July 27, 2020 Planning Board meeting.
6. There will always be a minimum of two attendants on-site during CMAC events to oversee parking area.

CERTIFIED BY: Shawn L. Potter DATE: September 28, 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

Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – September 28, 2020

Project: Alan Trickey

Tax Map # 58.00-2-52.100 – 3666 – 3672 State Route 488 – Clifton Springs - 14432
Application #2020-010
Preliminary/Final Site Plan – Subdivision Approvals

APPLICANT/OWNER NAME (S) Alan Trickey

SUBJECT PROPERTY ADDRESS: 3666 – 3672 State Route 488 – Clifton Springs – NY 14432

PROJECT: ☒ Subdivision ☒ Site Plan ☐ Special Use Permit ☐ Area Variance

PUBLIC HEARING: Date Opened September 28, 2020 Date Closed September 28, 2020

PLANNING BOARD APPROVAL: ☒ Granted ☐ Denied Date September 28, 2020

VOTING: ☒ YAY ☐ NAY ☐ ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
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 on the plans.

CERTIFIED BY: Shawn L. Potter DATE: September 28, 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.

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Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewell.org
Minutes – September 28, 2020

Project: Ventura Enterprises, LLC

Tax Map # 99.00-1-25.000 – 4126 Routes 5 & 20 – Canandaigua – NY 14424
Application #2020-011
Preliminary/Final Site Plan

APPLICANT/OWNER NAME (S) Ventura Enterprises, LLC (Miami Motel)

SUBJECT PROPERTY ADDRESS: 4126 Route 5 & 20 – Canandaigua – NY 14424

PROJECT: Subdivision ☒ Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened September 28, 2020 Date Closed September 28, 2020

PLANNING BOARD APPROVAL: ☒ Granted Denied Date September 28, 2020

VOTING: ☒ AYE ☒ NAY ☒ ABSTAINED

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. Exterior lighting shall be dark-sky compliant.
3. 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.

CERTIFIED BY: Shawn L. Potter DATE: September 28, 2020

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