Hopewell Planning Board.

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewellny.gov
Minutes – April 27, 2026

Present: Chairman Jim Bator, Ryan Bruzda, Sara Kramer, Allen Wesche, Sylvia Moore, Nick Sergeant, Shawn Cotter, Logan Rockcastle (Mark's Engineering), Mark Munson, Robert Cobos

Absent: Phil Bassage

Chairman Bator called the Planning Board April 27, 2026 meeting to oRd.er at 7:00 p.m.

Approval of Minutes:

Sara Kramer moved to approve March 23, 2026 minutes as amended. Motion seconded and carried.

Public Hearing: **Mark Munson – Permit Application 316 – 3191 County Rd. 10 - Special Use Permit – Tax Map 85.03-1-11.000**

Public Hearing is to consider application #316 for Mark Munson for property located at 3191 County Rd. 10, in the Town of Hopewell, Tax Map 85.03-1-11.000. Applicant is seeking Special Use Permit approval for Chicken BBQ (April-October) in existing retail facility parking lot, under TOHZO Section 305 D. C1 Zoning

There were no comments from the public.

Sylvia Moore moved to close the Public Hearing for Permit application 316 for Mark Munson, motion seconded and carried.

Business: Mark Munson – Permit Application 316 – 3191 County Rd. 10 - Special Use Permit 85.03-1-11.000

1. OCPB Comments/Review
2. SEAF II & III

Mr. Munson stated his business has had permission to set up for chicken BBQs at the Wal-mart / Runnings parking lot for the last 20 years. The BBQ site location has changed at times over the years, depending on the parking lot set up by the property owners.

Mr. Munson supplied satellite imagery showing where their set-up is located. He did say however, that Runnings is looking into parking lot revisions due to the traffic flow which enters to and from County Road 10 and Recreation Dr. It is the intention of Runnings to slow and direct the traffic in a safer manner. Runnings has pushed their outdoor equipment in the parking area closer to the driving lane within the parking lot to help change the flow of traffic, and are looking into a possible site plan revision to their parking area.

Scott Clemons, **Store Manager submitted a memo stating,** "Gale Wyn Catering has my permission to set up their barbecue in a certain area that they have used in the past for the beginning of the 2026 season. That location is subject to change at my discretion per the Planning Board regarding a meeting that happened in February 2026."

Memo dated March 2, 2026 submitted by Mr. Munson concerning Statement of Operations:

"There will be chicken BBQ Fundraisers held at Running Plaza, 3191 County Road 10, Canandaigua, NY for non-profit groups by Mark Munson. To be held on Saturdays and Sundays from April 2026 until October 2026. Serving times are from 10 a.m. until sold out, about 3-4 p.m.

There is plenty of available parking East of our set up that does not impede or disrupt the traffic flow. We typically have no more than 10 to 15 cars at any one time. We put up orange traffic cones around our Chicken Cooker to keep the public away. There is always an adult supervising the cooking. There is no cooking done near the serving area, fire extinguishers are on-site at all times."

The Planning Board reviewed comments by OCPB (Ontario County Planning Board).

The Board briefly discussed the application.

SEAF Part II and III – A block motion was made by Allen Wesche declaring None or Small Impact may occur, motion seconded by Nick Sergeant.

Project #316- Munson/SUP
Date: April 27, 2026

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. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
6. 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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

Project: #316 - Munson/SUP
Date: 4/27/2026

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.

☐ 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	**April 27, 2026**
Name of Lead Agency	*Date*
James Bator	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
James Bator	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
MARK MUNSON – SPECIAL USE PERMIT
3191 COUNTY ROAD 10 – C1 ZONING
TM# 85.03-1-11.000 – PERMIT APPLICATION # 316

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (Hereinafter referred to as Planning Board) is considering Special Use Permit approval for Mark Munson's Outdoor Chicken Barbeque from April thru October, at property located at 3191 County Road 10 at the Runnings Plaza Parking Lot, as described on 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;

(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 <u>not</u> be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

(vi) there will <u>not</u> 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 **Allen Wesche** and seconded by **Nick Sergeant** at a meeting of the Planning Board held on Monday, April 27, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye Phil Bassage - *absent* Sara Kramer - 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 April 27, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Planning Board Secretary

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
MARK MUNSON – SPECIAL USE PERMIT
3191 COUNTY ROAD 10 – C1 ZONING
TM# 85.03-1-11.000 – PERMIT APPLICATION #316

SPECIAL USE PERMIT

WHEREAS, the Town of Hopewell Planning Board (Hereinafter referred to as Planning Board) is considering Special Use Permit approval for Mark Munson's Outdoor Chicken Barbeque from April thru October, at property located at 3191 County Road 10 at the Runnings Plaza Parking Lot, as described on application; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Hopewell Planning Board declared this to be an Unlisted action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and a Determination of Non-Significance was adopted April 27, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of April 27, 2026; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby

❒ **Approves without Conditions**; [X] **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

1. **Special Use Permit is granted per Statement of Operations submitted by the applicant dated March 2, 2026.**
2. **If the parking lot location of the Outdoor Chicken BBQ changes, TOH Code Enforcement is to be notified concerning the change.**

The above resolution was offered by **Nick Sergeant** seconded by **Ryan Bruzda** at a meeting of the Planning Board held on Monday, April 27, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Phil Bassage - *absent* Ryan Bruzda - aye Sara Kramer – aye
Sylvia Moore - aye Allan M. Wesche – 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 April 27, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Planning Board Secretary

TOWN OF HOPEWELL PLANNING BOARD DETERMINATION
MARK MUNSON – SPECIAL USE PERMIT
3191 COUNTY ROAD 10 – C1 ZONING
TM# 85.03-1-11.000 – PERMIT APPLICATION #316

APPLICANT/OWNER NAME (S) Mark Munson

SUBJECT PROPERTY ADDRESS: 3191 County Road 10 – Canandaigua – NY 14424

PROJECT: Subdivision Site Plan X Special Use Permit Area Variance

PUBLIC HEARING: Date Opened **April 27, 2026** Date Closed **April 27, 2026**

PLANNING BOARD APPROVAL: X Granted Denied Date **April 27, 2026**

VOTING: 6 AYE 0 NAY 1 ABSENT

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. **Special Use Permit is granted per Statement of Operations submitted by the applicant dated March 2, 2026.**
2. **If the parking lot location of the Outdoor Chicken BBQ changes, TOH Code Enforcement is to be notified concerning the change.**

CERTIFIED BY: *Shawn L Cotter* **DATE:** April 27, 2026

Public Hearing: **Robert Cobos – Permit Application 315 – 1875 County Rd. 19 – Subdivision**
Tax Map 58.00-1-13.121

Public Hearing is to consider application #315 for Robert Cobos for property located at 1875 County Rd. 19, in the Town of Hopewell, Tax Map 58.00-1-13.121. Applicant is seeking Subdivision approval for division of a single parcel to be divided into 3-parcels, under TOHZO Subdivision Rules & Regulations. HDR Zoning

There were no comments from the public.

Sylvia Moore moved to close the Public Hearing for Permit Application 315 for Robert Cobos, tax map 58.00-1-13.121. Motion seconded and carried.

Business: Robert Cobos – Permit Application 315 – 1875 County Rd. 19 – Subdivision
Tax Map 58.00-1-13.121

1. OCPB Comments/Review
2. SEAF II & III

Mr. Cobos stated he originally submitted a subdivision plan for two parcels, but decided 3-lots would be in his best interest, since it will allow him to have the existing house and mobile home on two separate parcels, and will allow a building lot for an individual that intends to build a single-family home on the site. He further added that the ZBA has approved the necessary variances for the subdivision.

The Board reviewed the application as well as the measurement locations for the wells and septic systems for the pre-existing house and mobile home.

OCPB review and comments stated the submitted application is exempt from their review, since it was previously reviewed with the submitted ZBA application for area variances earlier in the year. (Referral 58-2026 is exempt)

SEAF Part II and III – A block motion was made by Sylvia Moore declaring None or Small Impact may occur, motion seconded by Nick Sergeant.

Project	#315 - Cobos- Subdivision
Date:	April 27, 2026

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. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
6. 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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

Project: #315 - Cobos
Date: 4/27/2026

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.

☐ 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	**April 27, 2026**
Name of Lead Agency	*Date*
James Bator	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
James Bator	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
ROBERT COBOS – APPLICATION # 315
1875 COUNTY ROAD 19 - TM# 58.00-1-13.121
SUBDIVISION – ZONED HDR

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (Hereinafter referred to as Planning Board) is considering a Subdivision approval for tax map 58.00-1-13.121 of 1875 County Road 19: Lot 1 –6.4-acres; Lot 2 –1.3-acres; Lot 3 – 0.04 -acres. Plans prepared by Years Boundary Land Surveying Services and all other relevant information submitted as of April 27, 2026, (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 FURTHER RESOLVED that the Planning Board has 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;

(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 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 **Nick Sergeant** and seconded by **Ryan Bruzda** at a meeting of the Planning Board held on Monday, April 27, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Phil Bassage - absent Sara Kramer – 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 April 27, 2026 meeting.

Shawn L Cotter L. S. Shawn L. Cotter, Planning Board Secretary

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
ROBERT COBOS – APPLICATION # 315
1875 COUNTY ROAD 19 - TM# 58.00-1-13.121
SUBDIVISION – ZONED HDR

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, the Town of Hopewell Planning Board (Hereinafter referred to as Planning Board) is considering a Subdivision approval for tax map 58.00-1-13.121 of 1875 County Road 19: Lot 1 – 6.4-acres; Lot 2 –1.3-acres; Lot 3 – 0.04 -acres. Plans prepared by Years Boundary Land Surveying Services, and all other relevant information submitted as of April 27, 2026, (the current application); and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Hopewell Planning Board declared this to be an Unlisted action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and a Determination of Non-Significance was adopted April 27, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of April 27, 2026; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ❒ **Approves without Conditions**;
X **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

1. **Subdivision Mylar to be filed with the Ontario County Clerk Office within 62-days from date of Chair's signature.**

The above resolution was offered by **Nick Sergeant** seconded by **Ryan Bruzda** at a meeting of the Planning Board held on Monday, April 27, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Phil Bassage - absent Ryan Bruzda - aye Sara Kramer – aye
Sylvia Moore - aye Allan M. Wesche – 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 April 27, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Planning Board Secretary

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
ROBERT COBOS – APPLICATION # 315
1875 COUNTY ROAD 19 - TM# 58.00-1-13.121
SUBDIVISION – ZONED HDR

APPLICANT/OWNER NAME (S) Robert Cobos

SUBJECT PROPERTY ADDRESS: 1875 County Road 19 – Canandaigua – NY 14424

PROJECT: X Subdivision Site Plan Special Use Permit Area Variance

PUBLIC HEARING: Date Opened **April 27, 2026** Date Closed **April 27, 2026**

PLANNING BOARD APPROVAL: X Granted Denied Date **April 27, 2026**

VOTING: **6** AYE 0 NAY **1** ABSENT

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. **Subdivision Mylar to be filed with the Ontario County Clerk Office within 62-days from date of Chair's signature.**

CERTIFIED BY: *Shawn L Cotter* **DATE:** April 27, 2026

Sketch Plan/Site Plan Review: Veterans Property Holdings – Permit Application 328
2474 State Route 21 – Tax Map 72.00-1-1.100

The Board reviewed the submitted Preliminary Site Plan for Veterans Property Holdings. The applicant is seeking to place a new cold storage unit next to the existing building. Site improvements include grading, drainage, utilities and sediment & erosion control.
The existing building has a rear setback of 11.4', the proposed building will have a rear setback of 12.1'. The Board noted that the existing building is non-conforming with the rear setback, and the proposed cold storage building is in line with the same footprint as the existing building.

Mr. Rockcastle (Mark's Engineering) stated there is ample parking for employees and business vehicles. Parking spaces are available for customers. He noted that the HVAC business is not a retail store and therefore, customers are usually only parking to pay a bill or order a HVAC system.

A motion was made by Allan Wesche that an area variance will not be necessary for permit application 328, 2474 State Route 21. Motion seconded and carried.

The Board agreed to place the site plan application on the May 18, 2026 agenda. Mark's Engineering is to provide drawn elevations for the site plan and a letter from SHPO regarding an archaeological evaluation of the property.

Block Motion: OCPB Referral/Review & Public Hearing

Ryan Bruzda moved to allow staff to send permit application 328, for Veteran Property Holdings located at 2474 State Route 21 to the Ontario County Planning Board. for review and comments, and set a public hearing for site plan approval for May 18, 2026 at 7:00 p.m. Motion seconded and carried.

Adjournment: Sara Kramer moved to adjourn, seconded.

Submitted by *Shawn L Cotter* **L.S.**
May 19, 2026