Hopewell Planning Board

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewellny.gov
Minutes – February 23, 2026

Present: Chairman Jim Bator, Ryan Bruzda, Sara Kramer, Sylvia Moore, Allan Wesche, Shawn Cotter, CEO's Justin Bruen & Austin Wager, Scott Clemons (Runnings)

Absent: Phil Bassage, Nick Sergeant

Chairman Bator called the Planning Board February 23, 2026 meeting to order at 7:00 p.m.

Approval of Minutes:

Sara Kramer moved to approve January 26, 2026 minutes. Motion seconded and carried.

Sara Kramer moved for a Block Motion:
Public Hearing for March 23, 2026 – 7:00 p.m.

Authorize Staff to set Public Hearing
Severino/Brown – Application 287 – 3585 State Route 488 – TM 58.00-2-73.110 – Subdivision (2-parcels)

&
Public Hearing for March 23, 2026 – 7:00 p.m. & County Planning Board Review
4335 County Road 50, LLC – Application 302 – 4335 County Rd 50 – TM 99.00-1-6.000 – SUP (Parking)
NYSEA - Application 304 - 3349 Gehan Rd – TM 99.00-2-9.100 – Site Plan (Pole Barn)

Motion seconded and carried.

Discussion: Runnings (3191 County Rd 10) - Regarding Parking Lot Safety Issues

Runnings Retail Store Manager, Scott Clemons approached the Board concerning the parking lot traffic through the Runnings property and asked for the Board's input in resolving safety issues, and on-site locations for Gale Wyn's Chicken BBQ and possible Seasonal Farmers Market.

When the original parking lot was established with Wal-mart there was no through traffic, since Recreation Dr. had not yet been established. However, a new Wal-mart store and Lowe's were built to the east which included a new roadway from County Road 10 and Routes 5 & 20. People now use the Runnings parking lot as a drive-thru area to reach Recreation Drive's retail businesses which impedes safety for pedestrians, drivers and Runnings stock displays.

The Board and Mr. Clemons discussed several options: curbing, fencing, median tree & shrubbery plantings, and refresh paint in parking areas.

Mr. Clemons stated he will look into estimates for landscaping mounds rather than curbing and will update the Board when more information is available for discussion.

Sara Kramer asked Mr. Clemons to please keep in mind that if medians/landscaping mounds are put in place, he would consider trees and shrubbery that would be aesthetically pleasing and have ease of care.

Mr. Clemons concurred and further added that stone would be used instead of mulch.

Burkard – Subdivision Not Filed – Application 306 – 3881 Route 5 & 20 – TM 99.00-2-38.100
(Approved Subdivision - October 27, 2025)

CEO Bruen stated the approved subdivision for Burkard/Beacon Market located at 3881 Route 5 & 20 was not filed with the County within the time frame for filing, and the subdivision filing date has expired. Mr. Burkard is seeking re-approval of the approved subdivision which took place at the October 27, 2025 meeting.

The Board briefly discussed the Burkard's Subdivision approval and agreed to set a public hearing for March and re-approve the subdivision at that time, with an updated subdivision plat for the Chairman's signature.

Ryan Bruzda moved to set a Public Hearing for March 23, 2026 at 7:00 p.m. for re-approval of Subdivision - application #306 – 3881 Route 5 & 20 – TM 99.00-2-38.100. Motion seconded and carried.

Adjournment:

Sara Kramer moved to adjourn, seconded.

Submitted by: *Shawn L Cotter* **– March 23, 2026**