Hopewell Planning Board.

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

Present: Chairman Jim Bator, Ryan Bruzda, Sara Kramer, Duane LaPlant, Sylvia Moore, Nick Sergeant, Allan Wesche, Shawn Cotter, CEO Justin Bruen, Sarah North (Colliers Engineering & Design), Floyd Rayburn, Jay Harris-Maxwell (Hanlon Architects)

Chairman Bator called the Planning Board July 27, 2026 meeting to order at 7:00 p.m.

A block motion was made by Sara Kramer and seconded by Nick Sergeant for staff to send the following application to:

OCPB Referral & set a Public Hearing for August 24, 2026 at 7:00 p.m.

Application 414 – Burgess – Subdivision – Taylor Rd – TM 58.00-1-86.200 – Public Hearing/OCPB

Motion carried.

Approval of Minutes:

Nick Sergeant moved to approve June 22, 2026 minutes as amended. Motion seconded and carried.

Public Hearing: The Public Hearing is to consider application #398 of Floyd Rayburn/Pickleball for property located at 3791 Route 5 & 20, in the Town of Hopewell, Tax Map 99.00-2.33.000 for Sign Site Plan approval under TOH Zoning Ordinance Article XII. The applicant is seeking approval to erect a ground mounted monument commercial sign. C2 Zoning

There were no comments from the Public.

Sylvia Moore moved to close the public hearing for application 398, for Floyd Rayburn. Motion seconded and carried.

New Business: Floyd Rayburn/Pickleball – Permit application 398 – 3791 Route 5 & 20
TM 99.00-2.33.000 – Sign Site Plan

Mr. Harris briefly reviewed the signage site plan. He stated the sign is to be placed on the west side of the current driveway, opposite of the signage for Floyd Rayburn Masonry Contractors which is located on the east side of the driveway. The signage design is a Stone Monument Commercial Speech sign and will have LED lighting at the top of the sign, shining downward with minimal glare. He further added, variances for the sign were approved at the June 2026 ZBA meeting.

Chairman Bator stated that any alteration or re-building of either commercial speech sign would require new applications and possibly area variance.

Mr. Rayburn stated he understood.

The Board proceeded with SEAF Part II & III – **A block motion for None or Small Impact was made by Ryan Bruzda, and seconded by Duane LaPlant.**

Project: 398-rayburn/pickle ball
Date: July 27, 2027

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:	398/Rayburn/Pickleball
Date:	7/27/2026

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.

Hopewell Planning Board	July 27, 2026
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)

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
FLOYD RAYBURN - PICKLEBALL
3791 ROUTE 5 & 20 – C2 ZONING
TM# 99.00-2-33.000 – APPLICATION PERMIT #398
SIGN SITE PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering Site Plan Approval to erect a new ground-mounted commercial speech sign, site plans submitted by Jay Harris-Maxwell, Hanlon Architects, and all other relevant information pertaining to the application submitted as of July 27, 2026 (the current application); and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of July 27, 2026 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 completed Part 2 and Part 3 of the Short EAF as this was identified as an Unlisted Action; 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 <u>not</u> 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 created a material demand for other Actions that would result in one of the above consequences;

(ix) 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

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

James Bator – aye Sara Kramer – aye Duane LaPlant – 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 July 27, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
FLOYD RAYBURN - PICKLEBALL
3791 ROUTE 5 & 20 – C2 ZONING
TM# 99.00-2-33.000 – APPLICATION PERMIT #398
SIGN SITE PLAN APPROVAL

PRELIMINARY/FINAL SIGN SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering Site Plan Approval to erect a new ground-mounted commercial speech sign, site plans submitted by Jay Harris-Maxwell, Hanlon Architects, and all other relevant information pertaining to the application submitted as of July 27, 2026 (the current application); and

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

WHEREAS, the Planning Board has completed Part II and Part III of the Short EAF as this was identified as an Unlisted 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

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; 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. Building Permit to be obtained from CEO prior to building/placement of signage.

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

James Bator - aye Sara Kramer - aye Duane LaPlant – aye
Sylvia Moore – aye Allan M. Wesche - aye Ryan Bruzda - aye Nick Sergeant – aye

I, *Shawn L. Cotter*, Planning Board Clerk, 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 July 27, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD DETERMINATION
FLOYD RAYBURN - PICKLEBALL
3791 ROUTE 5 & 20 – C2 ZONING
TM# 99.00-2-33.000 – APPLICATION PERMIT #398
SIGN SITE PLAN APPROVAL

APPLICANT/OWNER NAME (S) Floyd Rayburn/Pickle Ball

SUBJECT PROPERTY ADDRESS: 3791 Route 5 & 20 - Canandaigua

PROJECT: Subdivision [X] Signage Site Plan Special Use Permit Area Variance

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

PLANNING BOARD APPROVAL: [X] Granted Denied Date **July 27, 2026**

VOTING: **7** AYE (including alternate) 0 NAY ABSENT

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Building Permit to be obtained from CEO prior to building/placement of signage.

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

Public Hearing: Public Hearing is to consider application #404 for Wal-mart for property located at 4238 Recreation Dr., in the Town of Hopewell, Tax Map 85.03-1-19.000 for Site Plan approval under TOHZO Article XVI. The applicant is seeking approval for minor site improvements to an existing retail facility. C1 Zoning

There were no comments from the public.

Allan Wesche moved to close the public hearing for Wal-mart, permit application 404. Motion was seconded and carried.

New Business: Wal-mart – Permit Application 404 – 4258 Recreation Dr – TM 85.03-1-19.000 – Preliminary Site Plan Approval - SEQR Type II Classification

Sarah North stated Wal-mart will be reconfiguring parking areas for on-line pickup, installing associated signage and pavement markings, minor sidewalk & cart corral additions, site lighting modification and limited utility work. They will also be making changes within the store itself, and appropriate permits will be obtained through the TOH CEO/Building Department. There is no change in use or proposed expansion of the building footprint.

Ms. North added that the proposed on-line pick-up and delivery area will be newly located in the same area. There is to be updated paint and signage on the current building, as well as updated lighting. There will not be a canopy over the new on-line pickup areas, since it will be easier for maintenance reasons, and not a hindrance for delivery trucks needing to avoid hitting them. There will however, be a canopy on the building above the door area.

CEO Bruen inquired about the cargo containers which are generally located on the east side of the building facing the Lowe's area. He stated they will cause issues for two-way traffic flow in the proposed on-line pickup area. He further added, management will need to look into this and have another designated area for them.

Ms. North stated she will speak with management concerning the cargo containers.

The Board discussed stronger signage in order to direct customer on-line pickup traffic entering and exiting the proposed on-line pickup area.

Ms. North stated she will submit an updated site plan prior to the August 24th PB meeting showing traffic directional signage for customers in the proposed on-line pickup area.

The Board moved forward with Preliminary Site Plan approval and will place the Wal-mart application on the August 24, 2026 Planning Board agenda for tentative Final Site Plan approval.

TOWN OF HOPEWELL PLANNING BOARD
WAL-MART
4258 RECREATION DR – C1 ZONING
TM# 85.03-1-19.000 – APPLICATION PERMIT #404
PRELIMINARY SITE PLAN APPROVAL

PRELIMINARY SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering minor site improvement to existing retail facility, site plans submitted by Colliers Engineering & Design, and all other relevant information pertaining to the application submitted as of July 27, 2026 (the current application); and

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

WHEREAS, the Planning Board determines that said Action is classified as a Type II Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; 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. Final Site Plan to include Traffic Direction Signage for customers entering and exiting the **"On-line Pickup"** area.

The above resolution was offered by **Allan Wesche** and seconded by **Sara Kramer** at a meeting of the Planning Board held on Monday, July 27, 2026 Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye Sara Kramer - aye Duane LaPlant – aye
Sylvia Moore – aye Allan M. Wesche - aye Ryan Bruzda - aye Nick Sergeant – aye

I, *Shawn L. Cotter*, Planning Board Clerk, 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 July 27, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD DETERMINATION
WAL-MART
4258 RECREATION DR – C1 ZONING
TM# 85.03-1-19.000 – APPLICATION PERMIT #404
PRELIMINARY SITE PLAN APPROVAL

APPLICANT/OWNER NAME (S) **Wal-Mart**

SUBJECT PROPERTY ADDRESS: 4258 Recreation Drive - Canandaigua

PROJECT: Subdivision [X] Preliminary Site Plan Special Use Permit Area Variance

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

PLANNING BOARD APPROVAL: [X] Granted Denied Date **July 27, 2026**

VOTING: **7** AYE (including alternate) 0 NAY ___ ABSENT

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Final Site Plan to include Traffic Direction Signage for customers entering and exiting the **"On-line Pickup"** area.

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

Nick Sergeant moved to adjourn, motion seconded.

Submitted by *Shawn L Cotter* **– August 25, 2026**