Hopewell Planning Board.

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewellny.gov
Minutes – June 22, 2026

Present: Chairman Jim Bator, Ryan Bruzda, Sara Kramer, Duane LaPlant, Sylvia Moore, Nick Sergeant, Allan Wesche, Shawn Cotter, Brennan Marks (Marks Engineering/Finred), Rodney Thorne, Craig Harter (C&B Roasters)

Absent: Phil Bassage

Chairman Bator called the Planning Board June 22, 2026 meeting to order at 7:00 p.m.

A block motion was made by Nick Sergeant and seconded by Allan Wesche for the following:
Block Motion: Public Hearing for July 27, 2026– 7:00 p.m.
Application 398 – Sign Site Plan / Rayburn-Pickle Ball – 3791 Route 5 & 20 – 99.00-2-33.000 (PH)
Application 404 – Commercial Site Plan Amendment - Wal-mart – 4238 Recreation Dr – 85.03-1-19.000 (PH)
Motion carried.

Approval of Minutes:

Sara Kramer moved to approve May 18, 2026 minutes as presented. Motion seconded and carried.

Public Hearing: Application # 345 of Rodney Thorn *for property located at 4392 Co. Rd. 50, in the Town of Hopewell, Tax Map 85.03-1-3.000 for Special Use Permit Approval (Renewal), to allow for temporary parking for CMAC events. HTO Section 305D. Property is located in C-1 Zoning.*

Brennan Marks asked for information from Mr. Thorn concerning pedestrian traffic-sidewalks, lighting, parking & entrances to parking area, attendants on hand and if there were issues with the public's behavior on the property.

Mr. Thorn stated the public uses the sidewalks provided, there is ample lighting for the parking area, and there are 3 entrances to the parking area which have attendants. On occasion there have been public behavioral issues in the past, however Mr. Thorn has handled the situations personally, and there has never been an issue where police were necessary.

There were no further questions or comments from the public.

Nick Sergeant moved to close the public hearing for Rodney Thorn, application 345 for 4392 County Road 50. Motion seconded and carried.

Business: Rodney Thorn – Permit Application 345 – 4392 County Rd 50 – Special Use Permit Renewal CMAC Events Parking – TM 85.03-1-3.000 – C1 Zoning

Mr. Thorn's Special Use Permit for CMAC Events parking is up for renewal. No complaints from the public have been filed with the Code Enforcement Office. Mr. Thorn's original SUP was issued in 2020 and there have been no issues.

There were no comments or concerns from OCPB.

The Board briefly discussed the renewal and determined to renew the SUP with no end date for the property owner. However, Mr. Thorn was reminded that if there are violations with the SUP and they are not satisfied, the application could come back to the Planning Board for further review of the SUP.

Mr. Thorn stated he understood.

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
RODNEY THORN
4392 COUNTY ROAD 50 – C1 ZONING DISTRICTS
TM# 85.03-1-3.000 – APPLICATION #345

SPECIAL USE PERMIT RENEWAL

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering Special Use Permit Approval (Renewal), to allow for temporary parking for CMAC events. HTO Section 305D, and all other relevant information pertaining to the application submitted as of June 22, 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 June 2020; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of June 22, 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. 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.

2. This application is conditioned on the Statement of Operations discussed and approved at the July 27, 2020 Planning Board meeting. (SOP - attached to final minutes)

The above resolution was offered by **Ryan Bruzda** seconded by **Allan Wesche** at a meeting of the Planning Board held on Monday, June 22, 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 Duane LaPlant - 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 June 22, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
RODNEY THORN
4392 COUNTY ROAD 50 – TM 85.03-1-3.000
HOPEWELL PLANNING BOARD DETERMINATION
RODNEY THORN – 4392 COUNTY ROAD 50 – SPECIAL USE PERMIT
PERMIT APPLICATION 345 – C1 ZONING

Special Use Permit Renewal

APPLICANT/OWNER NAME (S) Rodney Thorn

SUBJECT PROPERTY ADDRESS: 4392 County Road 50 - Canandaigua

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

PUBLIC HEARING: Date Opened **June 22, 2026** Date Closed **June 22, 2026**

PLANNING BOARD APPROVAL: [X] Granted Denied Date **June 22, 2026**

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

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. 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.

2. This application is conditioned on the Statement of Operations discussed and approved at the July 27, 2020 Planning Board meeting. (SOP – attached)

CERTIFIED BY: *Shawn L Cotter* **DATE:** June 22, 2026



Original condi
to be followed
Original SUP
P.Z. 2020-00

STATEMENT OF OPERATIONS

Temporary Event Parking

Rodney Thorn
281 County Road 10
Canandaigua, New York
(T) Hopewell, Ontario County, New York

TAX ID No. 85.03-1-3.000

Statement of operations:

General

This site will house overflow parking for CMAC events only.

Hours of operation will be directly tied to CMA events.

No overnight parking for people attending the events will be allowed.

Any vehicles that are parked overnight may be towed after 12:00 noon the day following the concert at the owner's expense.

Attendants will be on-site to assist in the parking of vehicles and exiting the site for each event and to ensure vehicles properly enter and exit the site.

All vehicles will be required to back into spaces to facilitate departure after the event.

All vehicles will enter and exit the site at marked location.

Temporary fencing (orange snow fence) will be installed along the property line to prevent vehicles from driving on adjacent property.

Temporary stakes and caution tape will be installed along road frontages to prevent vehicles from entering/exiting the site at no authorized locations.

No vehicle will be allowed to enter or exit the site by driving over road curbs.

Owner will have temporary enter and exist signs installed for each event

Signs will only be up during cmac events

The owner will restore all lawn areas damaged as a result of event parking to pre-event condition.

Consumption of alcohol will not be permitted on the premises during events.

Sequence of parking

Lot 1 will be filled first.

Lot closed signs will be installed at lots 2 and 3 will lot one is being filled.

Vehicle will enter lot 1 and will be directed to a parking space by the attendant stationed at the entrance to lot 1.

Vehicle will proceed to the second attendant where the vehicle will be directed to back into the designated parking space.

Once all of the designated spaces in lot 1 are filled an attendant will place a closed sign at the lot 1 entrance.

Lot 2 will then be opened and vehicles will be parked in the same fashion as lot 1.

Once all of the designated spaces in lot 2 are filled an attendant will place a closed sign at the lot 2 entrance.

Lot 3 will then be opened and vehicles will be parked in the same fashion as lot 2.

Once all of the designated spaces in lot 3 are filled an attendant will place a closed sign at the lot 3 entrance.

Lot closed signs will remain in place during the event.

Once the event is over, attendants will be on site to assist vehicles in exiting the lots.

All temporary signs and fencing will be removed from the lot within 24 hours of the event.

Rodney Thorn

Public Hearing: Application # 368 for Craig Harter/C & B Roasters, LLC *for property located at 4200 Recreation Dr, in the Town of Hopewell, Tax Map 85.03-1-21.000. Applicant is seeking Special Use Permit approval for Mobile Food Service in existing retail facility parking lot, under TOHZO Section 305 D. Property is located in C-1 Zoning*

There were no comments from the public.

Allan Wesche moved to close the public hearing for application 368 for Craig Harter/C&B Roasters for property located at 4200 Recreation Dr. Motion seconded and carried.

Business: Craig Harter / C & B Roasters – Application 368 – 4200 Recreation Dr – TM 85.03-1-21.000 - Special Use Permit

Mr. Harter stated his business includes barbequed chicken, brisket & ribs. It is a mobile food service with BBQ trailer. No propane or gas, grilling is self-contained with charcoal. Pedestrian traffic only, no drive-up traffic, customer parking will be in the Lowe's parking areas. The BBQ area will be in the Lowe's parking lot near Recreation Dr.

Mr. Harter stated his hours of operation will be weekdays from 10:00 a.m. – 3:00 p.m., several times a month. He has obtained written authorization from Lowes to have his mobile food service on their site, and will submit to CEO Bruen DOH Valid Health Permits, prior to issuance of Special Use Permit.

Board reviewed OCPB comments.

SEAF Part II & III
A block motion for No or Small impact may occur, and the proposed action will not result in any significant adverse environmental impacts was made by Allan Wesche, seconded and carried:

Project: 368 - Harter/C&B Roasters
Date: June 22. 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: 368 Harter/C&B Roaste
Date: 6/22/2026

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	June 22, 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)

PRINT FORM

Page 2 of 2

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
CRAIG HARTER/C&B ROASTERS, LLC
4200 RECREATION DR – C1 ZONING
TM# 85.03-1-21.000 – APPLICATION PERMIT #368
SPECIAL USE PERMIT APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering approval for a Special Use Permit for Craig Harter/C & B Roasters, Mobile Food Service in Lowe's existing retail facility parking lot, under TOHZO Section 305 D; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of June 22, 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 <u>not</u> 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 **Allan Wesche** and seconded by **Ryan Bruzda** at a meeting of the Planning Board held on Monday, June 22, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Sara Kramer – aye Phil Bassage – aye Allan Wesche - aye
Alternate: Duane LaPlant – aye Sylvia Moore – 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 June 22, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
CRAIG HARTER – C&B ROASTERS LLC
4200 RECREATION DR – C1 ZONING DISTRICT
TM# 85.03-1-21.000 – APPLICATION #368

SPECIAL USE PERMIT

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering approval for a Special Use Permit for Craig Harter/C & B Roasters, Mobile Food Service in Lowe's existing retail facility parking lot, under TOHZO Section 305 D; 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 June 22, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of June 22, 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. 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.

The above resolution was offered by **Nick Sergeant** seconded by **Allan Wesche** at a meeting of the Planning Board held on Monday, June 22, 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 Duane LaPlant - 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 June 22, 2026 meeting.

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

HOPEWELL PLANNING BOARD DETERMINATION
CRAIG HARTER/C & B ROASTERS – 4200 RECREATION DR – SPECIAL USE PERMIT
TM – 85.03-1-21.000 - PERMIT APPLICATION 368 – C1 ZONING

APPLICANT/OWNER NAME (S) Craig Harter/C & B Roasters, LLC

SUBJECT PROPERTY ADDRESS: 4200 Recreation Drive - Canandaigua

PROJECT: Subdivision Site Plan Amendment X Special Use Permit Area Variance

PUBLIC HEARING: Date Opened **June 22, 2026** Date Closed **June 22, 2026**

PLANNING BOARD APPROVAL: X Granted Denied Date **June 22, 2026**

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

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. 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.

Mr. Harter stated his hours of operation will be weekdays from 10:00 a.m. – 3:00 p.m., several times a month. He has obtained written authorization from Lowes to have his mobile food service on their site, and will submit to CEO Bruen DOH Valid Health Permits, prior to issuance of Special Use Permit.

CERTIFIED BY: *Shawn L Cotter* **DATE:** June 22, 2026

Public Hearing: Application #376 for FINRED LLC, *for property located at 4303 Route 5 & 20, in the Town of Hopewell, Tax Map 99.00-1-7.000 for Special Use Permit Approval to allow for 157 parking spaces for CMAC events. HTO Section 305D. Property is located in C-1 Zoning. (Site Plan change 100 parking spaces)*

There were no comments from the public.

Nick Sergeant moved to close the public hearing for Finred LLC application 376, for property located at 4303 Route 5 & 20. Motion seconded and carried.

Business: Brennan Marks/FINRED LLC – Permit Application 376 – Special Use Permit / Parking for CMAC Events

TM 99.00-1-7.000 – 4303 Route 5 & 20

Brennan Marks read aloud a statement provided to the Planning Board. (Complete statement attached to final minutes) Highlights of statement include the following:

1. The property at 4303 Route 5 & 20 consists of approximately 3.9 acres and is currently occupied by Marks Engineering. Mr. Marks is seeking approval to provide 100 spaces of parking for CMAC events.
2. An existing trail connection is located at the rear of the property that provides direct access onto the CMAC property, and communication with Lindsey Chamberlain of FLCC, has granted concert attendees to access CMAC in order to ensure not having pedestrians walk along the Route 5 & 20 corridor.
3. Mr. Marks has successfully parked up to 60 vehicles that are allowed currently on his property for CMAC events, and has observed safe ingress and egress operations.
4. Vehicles exiting his property are directed to make a right-hand turn only in order to proceed to the Manchester thru-way entrance.
5. The existing drive-way benefits from its proximity to the traffic signal located at the County Road 50 & Route 5 & 20 intersection, that is actively managed with police.
6. Mr. Marks property location allows vehicles to access the regional highway network directly & provides and alternative parking option that does not further concentrate activity along the already congested corridors.

Mr. Marks stated he and other staff are on-site during concerts to ensure proper parking and vehicle exiting occurs. Trash receptacles and a porta-potty are also on-site.

The Board reviewed OCPB comments.

The Board determined that Mr. Marks has met the concerns as far as pedestrian traffic, on-site attendants, and exiting parking area after CMAC events with right-turn only.

SEAF Part II & III

A block motion for No or Small impact may occur, and the proposed action will not result in any significant adverse environmental impacts was made by Allan Wesche, seconded by Ryan Bruzda:

Project:	376 - Marks/Finred
Date:	June 22, 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: #376 Marks/Finred
Date: 6/22/2026

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	June 22, 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
FINRED LLC/BRENNAN MARKS
4303 ROUTE 5 & 20 – C1 ZONING
TM# 99.00-1-7.000 – APPLICATION PERMIT #376
SPECIAL USE PERMIT APPROVAL

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 to allow for 100 parking spaces for CMAC events, Plans submitted by Marks Engineering, and all other relevant information pertaining to the application submitted as of June 22, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of June 22, 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 **Allan Wesche** and seconded by **Ryan Bruzda** at a meeting of the Planning Board held on Monday, June 22, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Sara Kramer – aye Phil Bassage – absent
Alternate: 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 June 22, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
FINRED LLC/BRENNAN MARKS
4303 ROUTE 5 & 20 – C1 ZONING DISTRICTS
TM# 99.00-1-7.000 – APPLICATION #376

SPECIAL USE PERMIT

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Special Use Permit approval for 100 parking spaces located at 4303 Route 5 & 20, for CMAC Events. Plans prepared by Marks Engineering, and all other relevant information submitted as of June 22, 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 June 22, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of June 22, 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. 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.

2. This application is conditioned on the Statement of Operations discussed and approved at the June 22, 2026 Planning Board meeting.

The above resolution was offered by **Ryan Bruzda** seconded by **Nick Sergeant** at a meeting of the Planning Board held on Monday, June 22, 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 Duane LaPlant - 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 June 22, 2026 meeting.

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

HOPEWELL PLANNING BOARD DETERMINATION
BRENNAN MARKS/FINRED LLC – 4303 ROUTE 5 & 20 – SPECIAL USE PERMIT
TM – 99.00-1-7.000 - PERMIT APPLICATION 376 – C1 ZONING

APPLICANT/OWNER NAME (S) **Brennan Marks/Finred LLC**

SUBJECT PROPERTY ADDRESS: 4303 Route 5 & 20 - Canandaigua

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

PUBLIC HEARING: Date Opened **June 22, 2026** Date Closed **June 22, 2026**

PLANNING BOARD APPROVAL: [X] Granted Denied Date **June 22, 2026**

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

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. 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.

CERTIFIED BY: *Shawn L Cotter* **DATE:** June 22, 2026

Submitted by: *Shawn L Cotter* – July 28, 2026

Gmail — Justin Bruen <ceo@townofhopewell.org>

CMAC Parking
1 message

Julie Lich <julie.c.lich@gmail.com> — Fri, Jun 5, 2026 at 4:47 PM
To: ceo@townofhopewell.org

Wish there was more parking opportunities like the one at The Marks Engineering parking at 4303 Routes 5 & 20

Gmail — Justin Bruen <ceo@townofhopewell.org>

CMAC parking
1 message

Leigha Lewis <lk.lewis224@gmail.com> — Fri, Jun 5, 2026 at 4:44 PM
To: ceo@townofhopewell.org

Hello,
I just wanted to take a second to reach out and voice my support for additional parking availability at Marks Engineering for CMAC events, it is beyond amazing to have the option to do so and I fully support it!!

Thank you,
Leigha

Gmail — Justin Bruen <ceo@townofhopewell.org>

Additional Parking Available at Marks Engineering
1 message

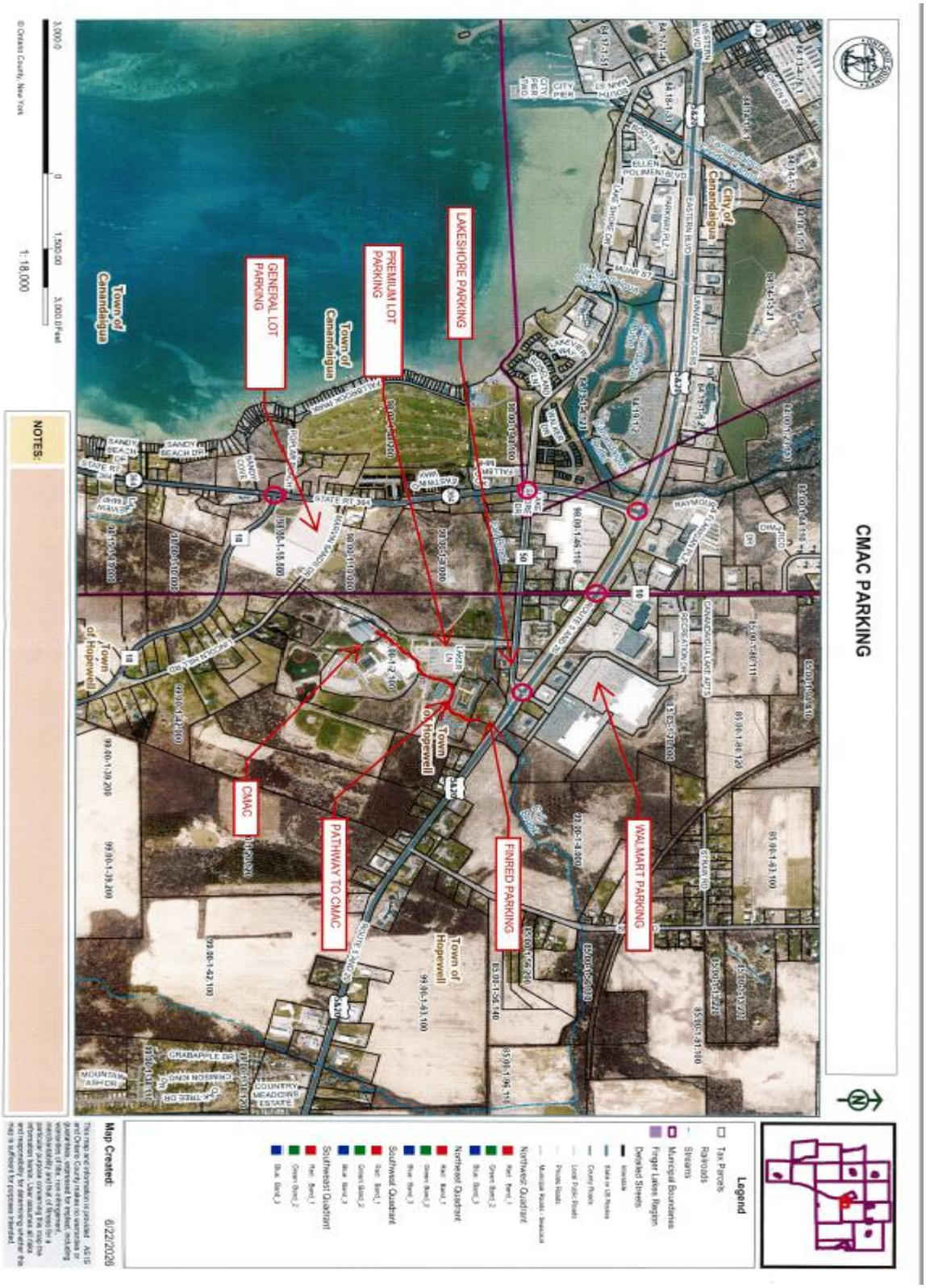
Brian C <bcaney05@gmail.com> — Fri, Jun 5, 2026 at 2:47 PM
To: ceo@townofhopewell.org

Hello

This is our 2nd visit to CMAC and we are now parking at Marks Engineering on Route 5 & 20. They have been very supportive to me and my wife and they do have additional parking available for this weekend's concert for Darious Rucker.

They have been a pleasure to work with.

thx
Brian


CMAC PARKING
LAKESHORE PARKING
FREMIUM LOT PARKING
GENERAL LOT PARKING
WALMART PARKING
FINRED PARKING
PATHWAY TO CMAC
CMAC
NOTES:
Legend
Map Created: 6/22/2026
1:18,000