Hopewell Planning Board.

2716 County Rd. 47 – Canandaigua – NY 14424
585-394-0036 ext. #8 – www.townofhopewellny.gov
Minutes – September 28, 2026

Present: Chairman Jim Bator, Ryan Bruzda, Sara Kramer, Sylvia Moore, Nick Sergeant, Duane LaPlant, Shawn Cotter, Timothy Tuccio

Absent: Allan Wesche

Block Motion allowing staff to set Public Hearing for October 26th @ 7:00 p.m. and refer application to OCPB for review and comments for the following application: N/A

Chairman Bator called the Planning Board September 28, 2026 meeting to order at 7:00 p.m.

Approval of Minutes:

Duane LaPlant moved to approve August 24, 2026 minutes as amended. Motion seconded and carried.

Public Hearing was opened by Chairman Bator:

Public Hearing is to consider application #317 for Timothy Tuccio for a Special Use Permit for a Used Car Dealership. Property is located at 2442 State Route 21, in the Town of Hopewell. TOHZO 305 D and TOHZO Site Plan 1603 & 1604 & Article VII. TM 58.00-1-86.200. Zoning I-1

There were no comments from the public.

Sara Kramer moved to close the Public Hearing for application #317 – Timothy Tuccio for property located at 2442 State Route 21. Motion seconded and carried.

New Business: Timothy Tuccio – Application #317 – 2442 State Route 21 – Site Plan/SUP Used Car Dealership - TM 58.00-1-86.200

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

OCPB (Ontario County Planning Board) comments were reviewed by the Board.

Mr. Tuccio stated he is seeking a Special Use Permit to sell and store classic automobiles. The vehicles will be placed on-line for sales and will primarily be located within the showroom area. The automobiles will be High-End Muscle Cars and will not be stored outside, however on occasions, they may be placed outside for marketing purposes. There will also be a small office within the building structure.

Mr. Tuccio further added, he is seeking a Used Car License from NYS, but not a Repair Shop License. Detailing automobiles, tire changes and possibly oil changes will primarily take place prior to automobiles being listed for sale.

Chairman Bator stated if it is Mr. Tuccio's intention to change automobile oil, he must speak to CEO Bruen concerning proper disposal and/or possible oil waste separator.

Mr. Tuccio concurred.

Mr. Tuccio stated there are 10 (ten) parking areas on the asphalt portion of the parking lot and there is additional parking on the gravel area.

Chairman Bator stated if there are any inside improvements to be made, a permit must be obtained by CEO Bruen.

The following items were discussed with Mr. Tuccio:

1. 6' Fencing to be placed around the dumpster.
2. All outdoor lighting is to be dark-sky compliant.
3. No outdoor storage other than plow truck.
4. Inside storage for tires.
5. Ample parking is available for customers and employees.
6. Statement of Operations.
7. Vehicle transport trailer is usually parked off-site.
8. Separate application for Signage will be necessary, if one is to be placed on the premises in the future.

SEAF Part II & III

A block motion for No, or Small Impact may occur for application #317, Timothy Tuccio was made by Nick Sergeant. Motion seconded and carried.

Project:	#317 - Timothy Tuccio
Date:	September 28 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:	#317 - Tuccio (SUP)
Date:	9/28/2026

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	September 28, 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
TIMOTHY TUCCIO
2442 STATE ROUTE 21 – I-1 ZONING
TM# 58.00-1-84.200 – APPLICATION PERMIT #317
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 a Special Use Permit (Used Car Dealership) AND Site Plan approval for Timothy Tuccio, at 2442 State Route 21, under TOHZO Section 305 D and TOHZO Site Plan 1603 & 1604-Article VII; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of September 28, 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 **Nick Sergeant** and seconded by **Duane LaPlant** at a meeting of the Planning Board held on Monday, September 28, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Sara Kramer – aye Alternate: Duane LaPlant – aye
Sylvia Moore – aye Allan M. Wesche - *absent* 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 September 28, 2026 meeting.

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

TOWN OF HOPEWELL PLANNING BOARD RESOLUTION
TIMOTHY TUCCIO – USED CAR DEALERSHIP
2442 STATE ROUTE 21 – I-1 ZONING DISTRICT
TM# 58.00-1-86.200 – APPLICATION #317

PRELIMINARY/FINAL SITE PLAN & SPECIAL USE PERMIT

WHEREAS, the Town of Hopewell Planning Board (hereinafter referred to as "Planning Board") is considering a Special Use Permit (Used Car Dealership) AND Site Plan approval for Timothy Tuccio, at 2442 State Route 21, under TOHZO Section 305 D and TOHZO Site Plan 1603 & 1604-Article VII; 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 September 28, 2026; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing on the application at its meeting date of September 28, 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. Final Site Plan/SUP to include the following prior to the Chairman's signature:
    a. Statement of Operations to be submitted to CEO.
    b. 6' Fencing to be placed around the dumpster.
    c. Prior to any interior construction, a building permit is to be obtained from CEO.
    d. Up to 5 (five) vehicles for occasional outside display.
    e. All lighting is to be dark-sky compliant.
    f. Outdoor signage will require a separate application.

The above resolution was offered by **Nick Sergeant** seconded by **Sara Kramer** at a meeting of the Planning Board held on Monday, September 28, 2026 Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye Ryan Bruzda – aye Sara Kramer – aye
Sylvia Moore - aye Allan M. Wesche – absent 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 September 28, 2026 meeting.

Shawn L Cotter L. S.
Planning Board Secretary

Hopewell Planning Board.

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Minutes – September 28, 2026

TOWN OF HOPEWELL PLANNING BOARD DETERMINATION
TIMOTHY TUCCIO – USED CAR DEALERSHIP
2442 STATE ROUTE 21 – I-1 ZONING DISTRICT
TM# 58.00-1-86.200 – APPLICATION #217

APPLICANT/OWNER NAME (S) **Timothy Tuccio – Property Owner (Gullace Properties)**

SUBJECT PROPERTY ADDRESS: **2442 State Route 21 – Canandaigua -** Property Owner (Gullace Properties)

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

PUBLIC HEARING: Date Opened **September 28, 2026** Date Closed **September 28, 2026**

PLANNING BOARD APPROVAL: [X] Granted Denied Date **September 28, 2026**

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

APPROVALS/CONDITIONS OR MODIFICATIONS:

1. Final Site Plan/SUP to include the following prior to the Chairman's signature:
    a. Statement of Operations to be submitted to CEO.
    b. 6' Fencing to be placed around the dumpster.
    c. Prior to any interior construction, a building permit is to be obtained from CEO.
    d. Up to 5 (five) vehicles for occasional outside display.
    e. All lighting is to be dark-sky compliant.
    f. Outdoor signage will require a separate application.

CERTIFIED BY: *Shawn L Cotter* **DATE:** September 28, 2026

Submitted by *Shawn L Cotter* – October 26, 2026