HOPEWELL ZONING BOARD of APPEALS

2716 County Road 47 – Canandaigua – NY 14424
Town Hall 585-394-0036 – Fax 585-394-8714 – TDD 1-800-662-1220
Clerk – Shawn L Cotter – 585-394-0036 ext. 8 – (planningzbaclerk@townofhopewell.org)

Mickie Kelly ZBA Member	**Zoning Board Chairman** **Rich Vienna**	**Grace Perry** ZBA Member
Valerie Calkins ZBA Alternate	**Candace Bruzda** ZBA Member	**Robert Price** ZBA Member

Zoning Board of Appeals Agenda

Monday – May 18, 2026

ZBA Meeting 6:00 P.M. (Conference Room)

Hopewell Town Hall (CONFERENCE ROOM) 2716 County Rd 47 – Canandaigua, NY 14424

Approval of Minutes: April 20, 2026

Block Motion: Staff to set Public Hearings and CPB Referral for Review/Comment for:
Permit Application 368 – Floyd Rayburn/Pickle Ball – 3791 Route 5 & 20 – Sign Variance
TM 99.00-2-33.000

Public Hearing: Cassie Fee for Lakeshore Landing – Permit application 324 – 4350 County Rd. 50 – Area Variance Signage – TM 85.03-1-7.100

Permit Application 324 - Ground Mounted sign variance. Requesting more than 1 ground mounted sign at 4350 County Road 50, Canandaigua, NY. In compliance with HTO §1205 – General Requirements for Erecting and Maintaining Commercial Speech Signs A.b. Sign details, 32 S.F. where 20 S.F. is allowed. Seeking 12 S.F., each side. Seeking 3 ground mounted signs where only 1 is allowed. Seeking variance for 2 additional signs. At least 1 sign is located in the County ROW. TM 85.03-1-7-100 – C1 Zoning

Business: Cassie Fee for Lakeshore Landing – Permit application 324 – 4350 County Rd. 50 – Area Variance Signage – TM 85.03-1-7.100

OCPB Comments - SEAF Part II & III – Findings Statement

Public Hearing: Cassie Fee for Lakeshore Landing – Permit application 327 – 4350 County Rd. 50 – Area Variance Signage – TM 85.03-1-7.100

Permit Application 327 – Installation of 2nd Building Mounted Sign where only 1 Building Mounted Sign is permitted; in compliance with HTO §1205 – General Requirements for Erecting and Maintaining Commercial Speech Signs A.a. Property located at 4350 County Road 50, Canandaigua, NY. TM 85.03-1-7.100

"This is an Equal Opportunity Program
Discrimination is prohibited by Federal law. Complaints of discrimination may be filed with the Secretary of Agriculture, USDA, Washington, 2025009700."
FOIL - Documents submitted to the Planning Board in connection with any application listed on the agenda will be available to the public at the meeting.
Agenda is subject to change without notice.

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Business: Cassie Fee for Lakeshore Landing – Permit application 327 – 4350 County Rd. 50 – Area Variance Signage – TM 85.03-1-7.100

OCPB Comments - SEAF Part II & III – Findings Statement

Public Hearing: Cassie Fee for Lakeshore Landing – Permit application 325 – 3259 County Rd. 10 – Area Variance Signage – TM 85.03-1-4.100

Permit Application 325 - Ground Mounted sign variance. Sign details, 108 S.F. where 20 S.F. is allowed. Requesting 88 S.F. variance in coverage, per side. Two approximately 20' high, where 6' is allowed, Seeking 14' variance. HTO §1201 – Nonconforming Signs. Property located at 3259 County Road 10, Canandaigua, NY. TM 85.03-1-4.100

Business: Cassie Fee for Lakeshore Landing – Permit application 325 – 3259 County Rd 10 – Area Variance Signage – TM 85.03-1-4.100

OCPB Comments - SEAF Part II & III – Findings Statement

Public Hearing: Cassie Fee for Lakeshore Landing – Permit application 326 – 4341 County Rd. 50 – Area Variance Signage – TM 99.00-1-5.000

Permit Application 326 - Existing sign location is in the Ontario County ROW. Existing sign is 10.66 S.F. larger than allowed per side. Requesting appx. 92" wide by 48" high, exceeding the dimensional requirements. HTO §1201 – Nonconforming Signs. Property located at 4341 County Road 50, Canandaigua, NY. TM 99.00-1-5.000

Business: Cassie Fee for Lakeshore Landing – Permit application 326 – 4341 County Rd. 50 – Area Variance Signage – TM 99.00-1-5.000

OCPB Comments - SEAF Part II & III – Findings Statement

Public Hearing: Jennifer Unger – Appeal application 338 Camper Conversion – 4181 Pine Tree Dr. – TM 58.01-1-35.000

The Public Hearing is to consider the following Appeal based on Town Law Article 267 – a(7), for permit application 338 for Jennifer Unger at 4181 Pine Tree Dr. The applicant is seeking an appeal for TOHZO Article VII, Section 708 for having a Recreational Vehicle fully set up with power and cable, it is suggested the intent is to house pets only. Zoned R-1

Business: Jennifer Unger – Appeal application 338 Camper Conversion – 4181 Pinetree Dr. – TM 58.01-1-35.000

SEAF Part II & III – Findings Statement

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