ZONING BOARD of APPEALS

TOWN OF HOPEWELL
2716 County Road 47 – Canandaigua, NY 14424
585-394-0036 ext. 8 – www.townofhopewellny.gov
Minutes – May 18, 2026

Present: Richard Vienna, Bob Price, Candace Bruzda, Grace Perry, Shawn Cotter, CEO's Justin Bruen & Austin Wagar, Steve Fuhrman, Cassie Fee, Duane LaPlant, Floyd Rayburn, Jay Harris-Maxwell

Absent: Mickie Kelly

Chairman Vienna opened the meeting at 6:00 p.m.

Approval of Minutes:

Grace Perry moved to approve April 20, 2026 minutes as presented. Motion seconded and carried.

Discussion: Floyd Rayburn – Pickle Ball Signage – 3791 Route 5 & 20 – TM 99.00-2-33.000

Jay Harris-Maxwell presented a sketch plan to the Board regarding the stone & timber signage for Mr. Rayburn's Pickle Ball facility located on Routes 5 & 20. There is a need for 3 separate variances due to the sign's size and the fact that there will be a second sign on the same property, due to the two separate businesses sharing the single driveway.

The Board briefly reviewed the presented signage image and sign's location and agreed to place the application on the June 15th agenda.

Block Motion was made by Candace Bruzda: Staff to set Public Hearings and CPB Referral for Review/Comment for:

Floyd Rayburn/Pickle Ball – Permit application 369 – 3791 Route 5 & 20 – Sign Variance – TM 99.00-2-33.000
Motion seconded and carried.

Public Hearing: Jennifer Unger – Permit 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

There were no comments from the public at this time.

It was noted that the applicants have not paid the fee for the public hearing, nor was the sign posted on the property that is Under Review. Therefore, the Public Hearing is to be extended to the June 15th meeting.

Grace Perry moved to table the Public Hearing for permit application 338, Jennifer Unger of 4181 Pine Tree Drive to the June 15, 2026 Board of Appeals meeting. Motion seconded and carried.

Business: Jennifer Unger – Permit application 338 – Camper Conversion – 4181 Pine Tree Dr – TM 58.01-1-35.000

CEO Bruen explained to Stephen Fuhrman that the Board is unable to move forward with the submitted application due to the unpaid Public Hearing fee and the fact that signage allowing the neighbors to know the property is Under Review had not been placed on the property.

A photo and notarization of the posting of the sign are required to be filed with the Code Enforcement/Building Dept. at least 10 days prior to the June 15th meeting.

Mr. Fuhrman stated the fee would be taken care of right away and the Property Review sign would be placed on the property at least 10 days prior to the next Board meeting.

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

There were no comments from the public.

Candace Bruzda moved to close the public hearing for permit application 324 for Lakeshore Landing, 4350 County Road 50. Motion seconded and carried.

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

Cassie Fee stated the current signs are not changing in size, only the wording is changing.

The Board reviewed OCPB comments and recommendation:

1. *The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.*
2. *Protection of the community character along these corridors is an issue of countywide importance.*
3. *Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.*
4. *It is the position of this Board that the proposed signage is excessive.*
5. *Excessive signage has a negative impact on community character.*

Final Recommendation - Denial

The Board moved forward with SEAF Part II & III for permit application 324 – Lakeshore Landing.
Grace Perry moved to make a block motion for No, or small impact may occur. Motion seconded and carried.

Project	#324 - Lakeshore Landing
Date:	5/18/2026

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: #324-Lakeshore Land
Date: 5/18/2026

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.

Town of Hopewell ZBA	**5/18/2026**
Name of Lead Agency	*Date*
Rich Vienna	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
Rich Vienna	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

ZONING BOARD of APPEALS

TOWN OF HOPEWELL
2716 County Road 47 – Canandaigua, NY 14424
585-394-0036 ext. 8 – www.townofhopewellny.gov
Minutes – May 18, 2026

ZONING BOARD OF APPEALS
FINDINGS STATEMENT – APPLICATION #324
4350 COUNTY ROAD 50 – 85.03-1-7.100 - ZONED – C1

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

OFFICE USE ONLY
Application Permit #324
Date of Public Hearing: 5/18/2026
Date Noticed Published: 5/18/2026
Date of County Referral: 5/13/2026
Date of Final Action: 5/18/2026
Date of Filing Decision with the Municipal Clerk:

Applicant: **Cassie Fee/Lakeshore Landing LLC**

Appeal Concerns Property at the following address:
4350 County Road 50 -
County Tax Map Section **85.03-1-7.100**
Zoning Classification: **C1**

a. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined by part 267-b of N.Y.S. Town law.
b. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall consider the following as addressed by the Zoning Board of Appeals (ZBA):

Requirement for Which Variance is Requested:

1. **Area Variance – Requesting more than 1 ground mounted sign, seeking 32 Sq. Ft. where 20 Sq. Ft. is allowed; 12 Sq. Ft., each side. Seeking 3 ground mounted signs where only 1 is allowed.**

Applicable Section (s) of Zoning Code: TOHZO 1205

TEST: No area variance will be granted without a consideration by the Board of the following factors:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance: **NO**

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than area variances**: NO – Signs are already in place, only wording will be changed.**

3. Whether the requested area variances are substantial: **NO, the request is within the scope of what was allowed prior.**

4. Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **NO, there are pre-existing signs on the property.**

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance: **NO**

DETERMINATION OF ZBA BASED OF THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

[ ] The Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

[X] The Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community.
Reasons: **Signs are pre-existing on the property; nothing will change other than the wording of the signs.**

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 324
4350 COUNTY ROAD 50 – TAX MAP 85.03-1-7.100 - ZONED – C1
GROUND MOUNTED SIGN VARIANCE

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering a Ground Mounted sign variance; requesting more than 1 ground mounted sign at 4350 County Road 50, 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; and

WHEREAS, the ZBA 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 ZBA determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the ZBA has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the ZBA determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the ZBA has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the SEAF Part 1; and

WHEREAS, the ZBA has completed Part 2 and Part 3 of the Short EAF as this was identified as an Unlisted Action; and

NOW, THEREFORE BE IT RESOLVED that the ZBA does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the ZBA 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 not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

(vi) there will not be any hazard created to human health;

(vii) there will not 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 a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;

(ix) there will not be created a material demand for other Actions that would result in one of the above consequences;

(x) 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

(xi) 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 ZBA does hereby make a Determination of Non-Significance on the proposed development, and the ZBA Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the ZBA determination.

The above resolution was offered by Grace Perry and seconded by Bob Price at a meeting of the ZBA held on Monday, May 18, 2026 Following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna - aye Candace Bruzda – aye Grace Perry - aye
Mickie Kelly - aye Bob Price - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 324
4350 COUNTY ROAD 50 – TAX MAP 85.03-1-7.100
ZONED – C1 - GROUND MOUNTED SIGN VARIANCE

RESOLUTION GROUND MOUNTED SIGN VARIANCE

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering a 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; and

WHEREAS, in compliance with NYS Town Law, the ZBA held a public hearing on the application at its meeting date of May 18, 2026; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA does hereby classify the above referenced Action to be an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, and is not subject to further review; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA did determine after completing SEAF Part II & III that the proposed action will not result in any significant adverse environmental impacts; and

NOW, THEREFORE, BE IT RESOLVED, the ZBA hereby [X] **Approves without Conditions**; ❒ **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

The above resolution was offered by **Bob Price** and seconded by **Grace Perry** at a meeting of the Zoning Board of Appeals held on Monday, May 18, 2026 following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna – aye Bob Price - aye Grace Perry - aye

Mickie Kelly – absent Candace Bruzda - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.

Due to the Ontario County Planning Board's recommendation for denial, the TOH Board of Appeals approved Permit Application 324 with a majority plus one.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

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*

There were no comments from the public.

Grace Perry moved to close the public hearing for permit application 327 for Lakeshore Landing, 4350 County Road 50. Motion seconded and carried.

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

Cassie Fee stated they will be using the existing signs and are only changing the wording.

The Board reviewed the application and reviewed OCPB comments and recommendation:

1. *The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.*
2. *Protection of the community character along these corridors is an issue of countywide importance.*
3. *Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.*
4. *It is the position of this Board that the proposed signage is excessive.*
5. *Excessive signage has a negative impact on community character.*

Final Recommendation - Denial

The Board moved forward with SEAF Part II and III –

Grace Perry moved to make a block motion for No, or small impact may occur. Motion seconded and carried.

Project #327 - Lakeshore Landing
Date: 5/18/2026

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: #327-Lakeshore L
Date: 5/18/2026

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.

Town of Hopewell ZBA	**5/18/2026**
Name of Lead Agency	*Date*
Rich Vienna	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
Rich Vienna	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

ZONING BOARD of APPEALS

TOWN OF HOPEWELL
2716 County Road 47 – Canandaigua, NY 14424
585-394-0036 ext. 8 – www.townofhopewellny.gov
Minutes – May 18, 2026

ZONING BOARD OF APPEALS
FINDINGS STATEMENT – APPLICATION #327
4350 COUNTY ROAD 50 – 85.03-1-7.100 - ZONED – C1

BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: **Cassie Fee/Lakeshore Landing LLC**

Appeal Concerns Property at the following address:
4350 County Road 50 -
County Tax Map Section **85.03-1-7.100**
Zoning Classification: **C1**

OFFICE USE ONLY
Application Permit #327
Date of Public Hearing: 5/18/2026
Date Noticed Published: 5/18/2026
Date of County Referral: 5/13/2026
Date of Final Action: 5/18/2026
Date of Filing Decision with the Municipal Clerk:

c. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined by part 267-b of N.Y.S. Town law.
d. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall consider the following as addressed by the Zoning Board of Appeals (ZBA):

Requirement for Which Variance is Requested:
Area Variance – Installation of 2nd Building Mounted Sign where only 1 Building Mounted Sign is permitted.
Applicable Section (s) of Zoning Code: TOHZO 1205

TEST: No area variance will be granted without a consideration by the Board of the following factors:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance: **NO, replacing existing signage**

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than area variances**: NO, replacing what is already pre-existing**

3. Whether the requested area variances are substantial: **NO, signage is the same size as existing.**

4. Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **NO**

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance: **NO**

DETERMINATION OF ZBA BASED OF THE ABOVE FACTORS:
The ZBA, after taking into consideration the above five factors, finds that:

☐ The Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.
☒ The Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community.
Reasons: **The request for signage is not a detriment since the current signs are pre-existing and only the wording will be changed.**

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 327
4350 COUNTY ROAD 50 – TAX MAP 85.03-1-7.100
ZONED C1 - AREA VARIANCE SIGNAGE

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering Installation of 2nd Building Mounted Sign where only 1 Building Mounted Sign is permitted; in compliance with HTO §1205; and

WHEREAS, the ZBA 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 ZBA determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the ZBA has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the ZBA determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the ZBA has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the SEAF Part 1; and

WHEREAS, the ZBA has completed Part 2 and Part 3 of the Short EAF as this was identified as an Unlisted Action; and

NOW, THEREFORE BE IT RESOLVED that the ZBA does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the ZBA 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 not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

(vi) there will not be any hazard created to human health;

(vii) there will not 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 a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;

(ix) there will not be created a material demand for other Actions that would result in one of the above consequences;

(x) 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

(xi) 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 ZBA does hereby make a Determination of Non-Significance on the proposed development, and the ZBA Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the ZBA determination.

The above resolution was offered by **Grace Perry** and seconded by **Candace Bruzda** at a meeting of the ZBA held on Monday, May 18, 2026 Following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna - aye Candace Bruzda – aye Grace Perry - aye
Mickie Kelly - absent Bob Price - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 327
4350 COUNTY ROAD 50 – TAX MAP 85.03-1-7.100
ZONED – C1 - AREA VARIANCE SIGNAGE

AREA VARIANCE - SIGNAGE

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering Installation of 2nd Building Mounted Sign where only 1 Building Mounted Sign is permitted; in compliance with HTO §1205; and

WHEREAS, in compliance with NYS Town Law, the ZBA held a public hearing on the application at its meeting date of May 18, 2026; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA does hereby classify the above referenced Action to be an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, and is not subject to further review; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA did determine after completing SEAF Part II & III that the proposed action will not result in any significant adverse environmental impacts; and

NOW, THEREFORE, BE IT RESOLVED, the ZBA hereby X **Approves without Conditions**; ❒ **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

The above resolution was offered by **Grace Perry** and seconded by **Bob Price** at a meeting of the Zoning Board of Appeals held on Monday, May 18, 2026 following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna – aye Bob Price - aye Grace Perry - aye Mickie Kelly – absent Candace Bruzda - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.
Due to the Ontario County Planning Board's recommendation for denial, the TOH Board of Appeals approved Permit Application 324 with a majority plus one.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

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

There were no comments from the public.

Grace Perry moved to close the public hearing. Motion seconded and carried.

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

The Board reviewed the application and OCPB comments and recommendation:

1. *The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.*
2. *Protection of the community character along these corridors is an issue of countywide importance.*
3. *Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.*
4. *It is the position of this Board that the proposed signage is excessive.*
5. *Excessive signage has a negative impact on community character.*

Final Recommendation - Denial

The Board moved forward with SEAF Part II and III – **Grace Perry made a block motion for No, or small impact may occur.** Motion seconded and carried.

Project #325 - Lakeshore Landing
Date: 5/18/2026

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: #325-Lakeshore Land
Date: 5/18/2026

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.

Town of Hopewell ZBA	**5/18/2026**
Name of Lead Agency	*Date*
Rich Vienna	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
Rich Vienna	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

ZONING BOARD of APPEALS

TOWN OF HOPEWELL
2716 County Road 47 – Canandaigua, NY 14424
585-394-0036 ext. 8 – www.townofhopewellny.gov
Minutes – May 18, 2026

ZONING BOARD OF APPEALS
FINDINGS STATEMENT – APPLICATION #325
3259 COUNTY ROAD 10 – 85.03-1-4.100
ZONED – C1

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: **Cassie Fee/Lakeshore Landing LLC**

Appeal Concerns Property at the following address:
3259 County Road 10 -
County Tax Map Section **85.03-1-4.100**
Zoning Classification: **C1**

OFFICE USE ONLY
Application Permit #325
Date of Public Hearing: 5/18/2026
Date Noticed Published: 5/18/2026
Date of County Referral: 5/13/2026
Date of Final Action: 5/18/2026
Date of Filing Decision with the Municipal Clerk:

a. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined by part 267-b of N.Y.S. Town law.
b. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall consider the following as addressed by the Zoning Board of Appeals (ZBA):

Requirement for Which Variance is Requested:
Area Variance – 108 Sq. Ft. where 20 Sq. Ft. is allowed Requesting 88 Sq. Ft. variance in coverage, per side. (Two signs approximately 20' high, where 6' is allowed, seeking 14' variance.
Applicable Section (s) of Zoning Code: TOHZO 1201 – Nonconforming Signs

TEST: No area variance will be granted without a consideration by the Board of the following factors:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance: **NO, Sign area is pre-existing**

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than area variances**: YES, could apply for sign by roadway**

3. Whether the requested area variances are substantial: **YES, requesting 108 sq. ft. where 20 sq. ft. is allowed by TOHZO**

4. Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **NO**

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance: **YES**

DETERMINATION OF ZBA BASED OF THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

[X] The Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

[ ] The Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community.
Reasons: **The request is excessive. The Board suggests a sign closer to the roadway where the size would not be so large.**

Candace Bruzda moved to deny application 325, for Lakeshore Landing due to the excessive variance request. Motion seconded.

Roll Call: Rich Vienna – yes Candace Bruzda – yes Grace Perry – yes Bob Price – yes
Mickie Kelly – absent

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

There were no comments from the public.

Grace Perry moved to close the public hearing for application 326, Lakeshore Landing, 4341 County Road 50. Motion seconded and carried.

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

OCPB Comments

1. According to ONCOR, the sign looks to be in the right-of-way. Does this need an additional area variance and/or permissions from the OCDPW?
2. The applicant should consult with the Ontario County Highway Dept. as the sign appears to be in or near the ROW.

Cassie Fee stated she has been in touch with OCDPW and received an email application from the County's Junior Engineer Garrett Beisheim concerning the application for signage approval in the County ROW. She further added there will not be an issue with obtaining approval from OCDPW.

The Board discussed the application for Lakeshore Landing's variance request.

SEAF Part II and III – **A block motion for No, or small impact may occur was made by Grace Perry. Motion seconded and carried.**

Project	#326 - Lakeshore Landing
Date:	5/18/2026

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: #326-Lakeshore Lan
Date: 5/18/2026

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.

Town of Hopewell ZBA	**5/18/2026**
Name of Lead Agency	*Date*
Rich Vienna	**Chairman**
Print or Type Name of Responsible Officer in Lead Agency	*Title of Responsible Offer*
Rich Vienna	
Signature of Responsible Officer in Lead Agency	*Signature of Preparer (If different from Responsible Officer*

ZONING BOARD of APPEALS

TOWN OF HOPEWELL
2716 County Road 47 – Canandaigua, NY 14424
585-394-0036 ext. 8 – www.townofhopewellny.gov
Minutes – May 18, 2026

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

OFFICE USE ONLY
Application Permit #326
Date of Public Hearing: 5/18/2026
Date Noticed Published: 5/18/2026
Date of County Referral: 5/13/2026
Date of Final Action: 5/18/2026
Date of Filing Decision with the Municipal Clerk:

Applicant: **Cassie Fee/Lakeshore Landing LLC**

Appeal Concerns Property at the following address:
4341 County Road 50 -
County Tax Map Section **99.00-1-5.000**
Zoning Classification: **C1**

a. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined by part 267-b of N.Y.S. Town law.
b. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall consider the following as addressed by the Zoning Board of Appeals (ZBA):

Requirement for Which Variance is Requested:
Area Variance – Existing sign is 10.66 Sq. Ft. larger than allowed per side. Requesting appx 92" wide by 48" high
Applicable Section (s) of Zoning Code: TOHZO 1201 – Nonconforming Signs

TEST: No area variance will be granted without a consideration by the Board of the following factors:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance: **NO, replacing existing signs**

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than area variances**: NO, signs are pre-existing. Changing wording.**

3. Whether the requested area variances are substantial: **NO**

4. Whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: **NO**

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance: **NO**

DETERMINATION OF ZBA BASED OF THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

☐ The Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

☒ The Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community.
Reasons: **The signs are pre-existing and the applicant is merely changing the wording on the signs.**

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 326
4341 COUNTY ROAD 50 – TAX MAP 99.00-1-5.000
ZONED C1 – GROUND MOUNTED SIGN VARIANCE
SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering Existing sign located 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; and

WHEREAS, the ZBA 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 ZBA determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the ZBA has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the ZBA determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the ZBA has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the SEAF Part 1; and

WHEREAS, the ZBA has completed Part 2 and Part 3 of the Short EAF as this was identified as an Unlisted Action; and

NOW, THEREFORE BE IT RESOLVED that the ZBA does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the ZBA 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 not be any hazard created to human health;

(vii) there will not 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 a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;

(ix) there will not be created a material demand for other Actions that would result in one of the above consequences;

(x) 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

(xi) 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 ZBA does hereby make a Determination of Non-Significance on the proposed development, and the ZBA Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the ZBA determination.

The above resolution was offered by **Grace Perry** and seconded by **Bob Price** at a meeting of the ZBA held on Monday, May 18, 2026 Following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna - aye Candace Bruzda – aye Grace Perry - aye
Mickie Kelly - absent Bob Price - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

TOWN OF HOPEWELL ZONING BOARD OF APPEALS
CASSIE FEE/LAKESHORE LANDING, LLC – APPLICATION 326
4341 COUNTY ROAD 50 – TAX MAP 99.00-1-5.000
ZONED – C1
GROUND MOUNTED SIGN VARIANCE

RESOLUTION GROUND MOUNTED SIGNAGE VARIANCE

WHEREAS, the Town of Hopewell Zoning Board of Appeals (hereinafter referred to as ZBA) is considering Existing sign located 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; and

WHEREAS, in compliance with NYS Town Law, the ZBA held a public hearing on the application at its meeting date of May 18, 2026; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA does hereby classify the above referenced Action to be an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, and is not subject to further review; and

NOW, THEREFORE, BE IT RESOLVED THAT, the ZBA did determine after completing SEAF Part II & III that the proposed action will not result in any significant adverse environmental impacts; and

NOW, THEREFORE, BE IT RESOLVED, the ZBA hereby X **Approves without Conditions**; ❒ **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

The above resolution was offered by **Grace Perry** and seconded by at a meeting of the Zoning Board of Appeals held on Monday, May 18, 2026 following discussion thereon, the following roll call vote was taken and recorded:

Rich Vienna – aye Bob Price - aye Grace Perry - aye Mickie Kelly – absent Candace Bruzda - aye

I, **Shawn L Cotter**, Zoning Board of Appeals Clerk, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Zoning Board of Appeals for the May 18, 2026 meeting.

Shawn L Cotter L. S.
Shawn L. Cotter, Board of Appeals Secretary

Grace Perry moved to adjourn, seconded. – *Submitted by Shawn L Cotter – 6/22/2026*