

**HOPEWELL TOWN BOARD MEETING JULY 7, 2021 7:01 PM**

The regular scheduled Town Board Meeting for the Town of Hopewell was held on Wednesday evening July 7, 2021 at 7:01 PM. with Supervisor Ted Bateman presiding.

Present:	Supervisor	Ted Bateman
	Council Member	Matt Goodman
<b>Necessarily Absent</b>	Council Member	Jeff Trickey
	Council Member	Erin Everson
	Council Member	Adam Sanford

Others Present: Code Enforcement Officer Justin Bruen, and Town Clerk Denise Hood

A motion was made by Council Member Sanford, seconded by Council Member Everson to approve the minutes of the Town Board Meeting of June 16, 2021.

Adopted: Vote: Ayes 4 Nays 0

**Privilege of the Floor**

No one spoke for Privilege of the Floor

**Communications**

None

**7:02PM Council Member Trickey enters the meeting**

**Old Business**

None

**New Business**

**Updates by Town Officials**

**Town Clerk-Denise Hood**-Has been taking in quite a few water payments and dog license payments this week.

**Code Enforcement-Justin Bruen**- Code Enforcement Officer Justin Bruen stated he had attended his first Ontario County Code Enforcement Officers Meeting. He was nominated as Secretary of the Ontario County Code Enforcement Officers.

Code Enforcement Officer Justin Bruen brought up changing the requirements of the minimum square footage in the zoning regulations. In lieu of looking at the Zoning Board as the lead agency for a variance, could we assign that role to the Planning Board, because he believes it to fit their bill. We may need to do a resolution. Between Code Enforcement Officer Justin Bruen and Supervisor Ted Bateman, they will be contacting the Town Attorney, Jeff Graff, for guidance in the next step to have this Resolution to have the Planning Board as the lead agency in regard to the variance associated to reducing the minimum square footage on a lot. Council Member Trickey asked if this would be on a case by case basis. Code Enforcement Officer Justin Bruen's reply was yes, the Planning Board would look at the individual circumstances. Council Member Sanford believed this to be a good idea, but they would need to do some research before coming to a final decision.

Code Enforcement Office Justin Bruen indicated that he had learned in the Ontario County Code Enforcement Officer's Meeting that they require a mortar brick skirting for anything outside of the Mobile Home Park for a manufactured home. The wording in the zoning requirements needs to be changed to read "required aesthetic change for aesthetic purposes".

**Supervisor-Ted Bateman**-Supervisor Bateman stated that he had spoken to Water Superintendent Ken Potter regarding the roundabout progress on County Road 46 and Smith Road. There has been a challenge in receiving pipe for the project. They are waiting for pipe to be delivered. Other than the pipe, the operation is running smoothly.

Supervisor Bateman spoke with the Town Attorney, Jeff Graff regarding the marijuana regulations and if any towns in the area had accepted them yet. Attorney Jeff Graff indicated there have been 3 in Yates County, but none in Ontario County at this time. He also indicated that a town can opt out and is able to opt back in, but cannot opt back out after December 31, 2021. Medical marijuana will begin in September, but the first dispensary cannot open until 18 months after that.

**HOPEWELL TOWN BORAD MEETING JULY 7, 2021 II**

Supervisor Bateman stated the American Recovery Forms have been sent in. He attended a meeting and no one is sure of the amount that will be granted to the towns, but he will keep us up to date with the information, as he is informed.

**3498 Route 247-** Supervisor Bateman stated that Code Enforcement Officer Justin Bruen had scheduled an appointment for yesterday, July 6, 2021 with Robert Nelson, the owner of 3498 Route 247. Mr. Nelson is in the process of selling his property, but the interested parties would like to use the parcel for uses for which it is not zoned.

Mr. Nelson arrived for his appointment yesterday, but did not wish to have a discussion with Code Enforcement officer Justin Bruen. He took some paperwork with him; however, the packet was not yet complete and therefore was not made available to him at that time. Mr. Nelson said he would attend the Town Board Meeting Wednesday and discuss the issues with the entire Board.

Code Enforcement Officer Justin Bruen distributed a complete packet detailing the history of the parcel to each Town Board Member and explained particular points to them. Mr. Nelson was not in attendance at the Town Board Meeting and was therefore unable to receive a packet and the explanations at the time. Code Enforcement Officer Justin Bruen stated that tomorrow he will notify Mr. Nelson that a complete packet is available for him.

Conversation ensued regarding questions and comments pertaining to the packet. Council Member Trickey complimented Code Enforcement Officer Justin Bruen for the way in which he handled the situation. Council Member Everson suggested having the realtor change the wording in the advertisement to Storage/Office Space since it currently reads Light Industrial.

**Smith Road and County Road 46 Sub-Division-** The subject was brought up by Supervisor Bateman and Council Member Goodman. Code Enforcement Officer Justin Bruen indicated there will be a Public Hearing scheduled on July 26, 2021 at the Planning Board Meeting. The developer has left 76% of the property for agricultural. The lots will be 5 acres. John Bagley is the developer. Council Member Goodman expressed his concern that the late owner Ruth VanEpps stated in her will for the property to remain agricultural. After speaking with the Town Attorney Jeff Graff, Council Member Goodman said it was too late. Council Member Goodman stated since there isn't anything that can be done at this point, he is looking to "push hard" for a moratorium on sub-divisions. Council Member Trickey asked if the change in the law should be done by the Planning Board Chairman, Jim Bator. Code Enforcement Officer Justin Bruen indicated that it should be the Town Board to change the zoning ordinance in section 504. A moratorium cannot stop the process of this sub-division. Conversation ensued in regards to having a moratorium to stop any more sub-divisions. Code Enforcement Officer Justin Bruen brought to the Town Board's attention that if there was to be a moratorium on sub-divisions, it would also include lot line adjustments. The Board will do some research before the next meeting. There was further discussion in regards to the Morgan Samuel Bed and Breakfast property located on Smith road and County Road 46.

A motion was made by Council Member Goodman, seconded by Council Member Trickey to adjourn the meeting at 8:11PM.

Respectfully submitted, *Denise L Hood - Town Clerk, July 22, 2021*  
*Next Town Board Meeting, July 21, 2021 at 7:00 PM*

