

**CITY OF CANANDAIGUA  
PLANNING COMMISSION  
COURT ROOM, CITY HALL  
2 NORTH MAIN STREET**

**March 16, 2016 - 6:00 P.M.**

**Special Meeting**

PRESENT: Chairperson James Mueller  
Commissioner Torsten Rhode  
Commissioner Anne Beyer  
Commissioner Adrienne Kantz  
Commissioner Stan Taylor  
Commissioner Jeff Ayers  
Commissioner Glenn Colliss

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

**CALL TO ORDER**

Chairperson Mueller called to order the Special Meeting of the City Planning Commission at 6:00 P.M.

**APPROVAL OF MINUTES:**

Chairperson Mueller asked if anyone had any additions or corrections to the March 8, 2016 Regular Meeting Minutes. Commissioner Taylor moved to approve the minutes as written. Commissioner Rhode seconded the motion, which carried by a unanimous voice vote.

**REVIEW OF APPLICATIONS:**

**ITEM 1      Application #16-017: 205 Lakeshore Drive, CANANDAIGUA HOTEL AND CONFERENCE CENTER (aka "Steamboat Landing") Amendment to Final Site Plan approved on March 7, 2013.**

Jerry Goldman, attorney and agent for Robert Morgan and David Christa represented the application with his project team: Adam Frosino, McFarland Johnson; Dave Hanlon, project architect; and Doug McCord, the project engineer. He said they were prepared to address concerns expressed at the last meeting including additional landscaping and the cooling towers.

Doug McCord addressed the landscaping. He showed the revised plans that indicated additional landscaping along the front (northside) of the parking structure. The stone wall will be the same material as the base of the hotel.

Dave Hanlon provided a revised rendering of the plans.

Mr. Hanlon addressed the cooling towers. The cooling towers will be kept within the garage. They will rise two feet above the parapet wall, with limited visibility from the road. He said they have been placed in hundreds of projects with no problems.

Commissioner Rhode and Commissioner Colliss were concerned with the noise from the belts squealing.

Mr. Hanlon said the noise from the cooling towers may be 70 decibels at the highest level, but would largely be encapsulated by the walls of the garage. Jerry Goldman stated the Strathallen has same type of cooling towers and there have been no complaints of noise.

Commissioner Taylor had concerns about health issues from the cooling towers that have been discussed.

Chairperson Mueller noted that all building codes and health issues have to be met, but that these concerns do not fall under the purview of the Planning Commission’s Site Plan Review.

Commissioner Colliss asked why there was no screening on the lake side.

Mr. Hanlon explained that the structure would not be visible form the lakeside, due to the grade of the site it would appear as a surface parking lot.

Commissioner Rhode spoke on behalf of the Tree Advisory Committee. He said that the committee did not have time to make a formal review of the plans but asked that the landscape plan not contain any plants on the city’s “not recommended” list.

Mr. McCord agreed to work with the city arborist.

Chairperson Mueller asked if there were any further comments or questions from the Commission.

Commissioner Rhode moved the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The landscape plan shall be coordinated with the City of Canandaigua Arborist
2. The applicant shall provide a financial surety for the public improvements indicated on the amended site plan including the additional plantings on the berm to the east.

Commissioner Taylor seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**ADJOURNMENT:**

Commissioner Ayers made the motion to adjourn the meeting at 6:25 pm. Commissioner Taylor seconded the motion, which carried with a voice vote of 7-0.

\_\_\_\_\_  
Richard Brown  
Director of Development & Planning

\_\_\_\_\_  
James Mueller  
Planning Commission Chairperson