

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

April 12, 2016 - 7:00 P.M.

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 Regular Meeting of the City Planning Commission at 7:00 P.M.

APPROVAL OF MINUTES:

Chairperson Mueller asked if anyone had any additions or corrections to the March 16, 2016 Regular Meeting Minutes. Commissioner Rhode moved to approve the minutes as submitted and presented. Commissioner Taylor seconded the motion, which carried by voice vote (7-0).

REVIEW OF APPLICATIONS:

ITEM 1 **Application #16-009A: 20 Phoenix Street, MAE FOX, for a Historic Alteration, to construct 100 SF penthouse addition, restore doors and windows, and install a 82 SF wall sign and an 8 SF projecting sign.**

Daniel R. Long, the project architect, presented the application. Also present was the owner, Mae Fox. The proposed project is to create a residential occupancy on the second floor and limited exterior improvements such as repair and replacement in-kind of existing windows. Applicant proposes to reconstruct an existing display window was created and unfortunately is rotted and has not been maintained. Applicant is proposing larger store front windows with a paneled section below with a material to withstand weather issues. Composite material was chosen instead of wood because even cedar eventually will rot. Azek material is a resin based material. Once paint is applied the material is stable and rot resistant with the appearance of wood.

The applicant is also proposing a roof top deck. In order to gain access from the second floor onto the rooftop applicant is proposing to construct a small structure, a penthouse; basically a windowed copula with a door and a tin roof. The desire is to keep an architectural style compatible with a building of that age.

Commissioner Colliss raised concerns about the overhead doors being metal, since it is a signature feature of the historic building. Commissioner Rhode agreed.

The applicant stated that the metal overhead door will be custom metal door, since this is not a standard opening. The overhead doors will simulate as nearly as possible current doors. Metal is lighter and will be insulated. Wood requires maintenance from weather and salt.

Commissioner Ayers supports a painted, metal door to match the existing. He agrees a metal door will be more resistant to weather conditions because it is so close to the road. Commissioner Taylor also supports a paneled metal door.

Commissioner Ayers asked if there was any intention of removing or altering the diamond brick detail. There is no intention.

Sign bracket will be cleaned up, painted and will not be lighted. Commissioner Rhode asked that the Merrill Hose sign be preserved.

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. Commissioner Ayers seconded the motion, which carried with a voice vote (6-1).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	NO
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

ITEM 2 **(Public Hearing) Application #16-038A: 67, 71, 73 Saltonstall Street, HABITAT FOR HUMANITY OF ONTARIO COUNTY, Minor Subdivision, to subdivide three lots into four lots.**

Mike Farrell, Construction Manager of Habitat for Humanity of Ontario County, presented the application. He noted that Area Variances were approved by the Zoning Board of Appeals at the March meeting. The variances were granted for width and overall lot area. Chairperson Mueller stated the variances should be noted on subdivision plan.

The proposal is contingent on obtaining ownership of 71 Saltonstall Street; 30 foot in width and 235 feet deep. There currently is a building on the lot. Applicant is proposing to acquire the lot from the City and demolish the building. Lots 67 and 73 would then equally share frontage and Habitat would acquire back some of the backyard area facing Foster Street to turn into building lots. There will be no garages on the properties, perhaps sheds.

Chairperson Mueller opened the Public Hearing. No one was present. The Public Hearing was closed.

Commissioner Taylor confirmed that the two lots facing Saltonstall Street will remain with their current owners. Mr. Farrell confirmed they will. Habitat will be responsible for demolition of 71 Saltonstall Street and the construction on Foster Street.

Commissioner Rhode inquired if site will be graded and basement filled in. Mr. Ferrell confirmed it will.

Chairperson Mueller determined that the project is a SEQR Type II action and that no further analysis is needed.

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

Commissioner Colliss moved the Planning Commission waive Preliminary Approval and move directly for **Final Subdivision Approval**.

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

ITEM 3 **Application #16-056: 113 West Avenue, GREAT LENGTHS, Architectural Review to replace existing sign, 3’x 16’.**

Terry Saxby, owner, presented the application. Applicant is requesting to replace existing signage at the same location and the same size.

Commissioner Ayers asked applicant if the 2 x 4 mounting slats near the entrance will be removed. Mr. Saxby said they will be removed.

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

Commissioner Taylor moved the Planning Commission **Approve** the application as submitted and presented with the following condition:

1. The mounting slats for non-existent wall sign near the entry shall be removed.

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

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

ITEM 4 **(Public Hearing) Application #16-071: 106 Bemis, RIO TOMATLAN, Special Use Permit and Site Plan Review to expand existing deck.**

Juan Guevara presented the application. The current deck is 41’ x 32’. The proposal is to extend this another 27 feet (68’ x 32’ total). There is a privacy fence that extends six feet above the deck surface (10 feet total height approved by variance). The stairs will also be extended. The fence on the new deck will match the fence on the old deck.

Chairperson Mueller inquired about the lighting and if it will stay the same as is there now. More lighting of the same type of lighting will be added to match the existing appearance.

Commissioner Ayers asked if the slope of the site would affect the deck extension. Applicant replied it will not.

The current deck capacity is 62 people. Extending the deck will add 59 more people with a total of 121 people. There are 80 parking spaces.

Chairperson Mueller opened the Public Hearing.

Adjacent resident (name was inaudible) spoke in favor of expansion of the existing deck. He stated the restaurant operators do an excellent job taking care of the place. The restaurant is closed at 10:00 and there is no noise.

The Public Hearing was closed.

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

Commissioner Ayers moved the Planning Commission Approve the application as submitted and presented.

Commissioner Colliss 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

ITEM 5 Application #16-075: 699 South Main Street, CANANDAIGUA CROSSFIT Architectural Review to replace existing 4’x 10’ wall sign and display a 30 SF commercial flag and a 6 SF portable sign.

Andrew Means, the business owner presented the application. He corrected the description on the agenda; there is no sign there now; it is a vacant wall area. He said they have been in business for three years without a sign.

Mr. Means said the proposed wall sign will be “poly metal”. The portable sign is a molded plastic 2 x 3 A-frame, similar to what has been approved by the Planning Commission in the plaza previously. The flag is 2.5’ x 12’.

Commissioner Rhode is concerned the proposed sign is smaller than the adjacent *Fitness for Women* sign.

Commissioner Colliss was concerned with the proximity of both signs. The Fitness sign is illuminated. Applicant will not illuminate their sign.

Commissioner Taylor had issues with the sign being radically different in design from the other plaza signs which all use channel letters. He currently cannot approve the sign.

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

Commissioner Colliss moved the Planning Commission Approve the application as submitted and presented.

Commissioner Rhode seconded the motion, which carried with a voice vote (6-1).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	NO
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

ITEM 6 Application #16-072: 37 South Main Street, MODERN BELLE STUDIO (MBS), Historic Alteration, to display a 15 SF wall sign.

Edward Wright presented the application. The proposal is to use a vinyl banner as a permanent sign.

Commissioner Ayers recommended allowing the banner as a temporary sign, but requiring a permanent, solid wall sign. Commission agreed.

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

Commissioner Rhode moved the Planning Commission allow the banner to serve as a wall sign for a period not to exceed 30 days. After which time application for a permanent wall sign shall be made.

Commissioner Colliss 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

ITEM 7 **Application #16-079: 155 South Main Street, MARK E. HOGAN, Architectural Review to reconstruct the rear façade.**

Mark Hogan presented the application. There are currently structural issues in the back of the building. Portions of the rear wall needs to be reconstructed. He proposes to use wood framing, and then siding to match what he used on the back of the adjacent *Davidson's*. He said that the existing windows would not be recreated as they serve no purpose. The doors will be replaced with bronze-colored aluminum doors. Light fixtures will be added for security purposes.

Commissioner Colliss asked about the ramp. Mr. Hogan said that a ramp will replace the step and a handrail will also be needed on the side.

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

Commissioner Kantz moved the Planning Commission **Approve** the application as submitted and presented.

Commissioner Colliss 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

WORK SESSION:

ITEM 1 Canandaigua Lakefront PUD: Pinnacle North, Phase II, Preliminary Site Plan.

Jerry Goldman, attorney and agent for Morgan-LeChase represented the application. He provided preliminary plans for Phase II of the Pinnacle North project. Much of the second phase mirrors what is currently being built in Phase I. “Building 2B” is four stories of apartments over a parking garage that is lined on Lakeshore Drive with a small, commercial frontage. There is a second building, “Building 2C”, which is also four stories of apartments over a parking garage that is lined on Lakeshore Drive with a small, commercial frontage. There is also a “Clubhouse” and a pool for the entire complex.

He said that they hope to make official application for the May or June meeting.

MISCELLANEOUS:

Commissioner Taylor asked the commission continue discussion of Architectural Standards and signs.

ADJOURNMENT:

Commissioner Taylor made the motion to adjourn the meeting at 8:50. Commissioner Colliss seconded the motion, which carried with a voice vote of 7-0.

Richard Brown
Director of Development & Planning

James Mueller
Planning Commission Chairperson