

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

June 14, 2016

PRESENT: Chairperson James Mueller
Commissioner Torsten Rhode
Commissioner Adrienne Kantz
Commissioner Stan Taylor
Commissioner Anne Beyer

ABSENT: Commissioner Glenn Colliss
Commissioner Jeff Ayers

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 May 10, 2016 Regular Meeting Minutes. Commissioner Rhode moved to approve the minutes. Commissioner Kantz seconded the motion, which carried by voice vote (5-0).

REVIEW OF APPLICATIONS:

ITEM 1 (Public Hearing) Application #16-129 235 North Bloomfield Road, CONSTELLATION BRANDS, for Site Plan Review to add 16 parking spaces.

Phillip McGaffey presented the application and indicated the location of the parking expansion.

Commissioner Rhode asked where the existing light poles, that are being removed, will be relocated. The light poles will be placed 16 feet back from their original spot.

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

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 Taylor seconded the motion, which carried with a voice vote (5-0).

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

ITEM 2 (Public Hearing) Application #16-132: 800 South Main Street, NY WINE & CULINARY CENTER, for Site Plan Review and Architectural Review to add an 800 SF addition to the rear of the building and a 1,000 SF patio to the front of the building.

Mark Bodensteiner, from HB Cornerstone, presented the application. The front addition is a patio that gives access to the Tasting Room. It is 800 SF and seats 35 to 40 people. The purpose is to enhance the area and give more life to the site. The patio is seasonal.

The addition to the rear of the building is 820 SF. It will enclose existing refrigerator unit and add two handicap accessible bathrooms.

Chairperson Mueller opened the public hearing. No one was present, but Steve Howie, from Canandaigua Sailboarding, did submit pictures showing how over-parked the vicinity is during events. The Public Hearing was closed.

Commissioner Rhode asked if the backside roof will follow slope of existing roof. The roof will follow the existing roof but will change the pitch.

Chairperson Mueller asked if the trees on South Main Street side will be removed. The trees are not being removed.

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 Taylor seconded the motion, which carried with a voice vote (5-0).

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

ITEM 3 (Public Hearing) Application #16-143: 857 West Lake Drive, GARY HENEHAN, for a Minor Subdivision, to subdivide a 0.21 acre parcel from a 0.92 acre parcel to be conveyed to 861 West Lake Drive.

Gary Henehan presented the application.

Chairperson Mueller stated subdivision is a 30-foot wide strip of land along the common property line.

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

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

Commissioner Taylor moved the Planning Commission waive preliminary approval and grant **Final Approval** of the application as submitted and presented.

Commissioner Rhode seconded the motion, which carried with a voice vote (5-0).

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

ITEM 4 **(Public Hearing) Application #16-147: 123 South Main Street, PEACH'S FROZEN YOGURT, for a Special Use Permit, to amend approval granted on May 14, 2013 to include the offering of additional prepared foods within existing restaurant and on the adjacent sidewalk.**

John Pietropolo presented the application along with Jim Abdallah. He said the use of the kitchen was approved by Department of Health. Food will be prepared cooked on the food cart. Applicants would also place a food bar inside Peach's.

Commissioner Rhode asked what size the cart is. The cart is 5' x 7'.

Mr. Abdallah asked if they could locate the cart out by the curb. Mr. Brown verified that the code limits the use of the sidewalk to eight feet from the building.

Chairman Mueller confirmed that the Special Use Permit is subject to a two-year renewal.

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

Chairperson Mueller was concerned with refuse disposal. Mr. Pietropolo removes garbage daily to his home. No dumpster is required. That would continue to be the case with the new use.

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

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

1. Trash shall be removed from the site daily.

Commissioner Kantz seconded the motion, which carried with a voice vote (5-0).

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

ITEM 5 Application #16-113A: 135 Eastern Blvd. KFC, Architectural Review to amend the approvals granted on September 8, 2015 with regard to signage and pergola.

Kip Finley, Indus Hospitality Group, presented the application. He addressed the pergola that was approved as part of the September, 2015 site plan. The pergola was to be constructed of composite wood and white in color. This plan would cost nearly \$30,000. An option proposed by the contractor would be white vinyl-clad aluminum, which would be half the cost. If approved he expected construction within about three weeks

Commissioner Taylor had no problems with the change in material.

Commissioner Kantz questioned the durability of the proposed material.

Commissioner Taylor asked about lighting around the pergola. Low voltage lighting was previously approved.

Chairperson Mueller moved to the signage. Mr. Finley stated that the stenciled sign had been painted inadvertently, but since it was done he asked that it be allowed to remain.

Commissioner Rhode feels the extra logo is a graphic overload. This was the original finding and he still supports that position.

Commissioner Taylor acknowledged the directional signs were previously approved by the City Council.

Commissioner Taylor stated the image over the entrance was not the same one presented during the September meeting. Mr. Finley stated that this was a hand-drawn mock-up and since that time, the corporation had adopted this new logo.

Chairperson Mueller and Commissioner Rhode said they had no problems with the amended sign over the front entry.

Commissioner Rhode moved that the Planning Commission Approve the application as follows:

1. The aluminum and vinyl material for pergola is approved. The overall design will be unchanged.
2. The stenciled sign on the west side of the building will be removed.
3. The amended sign over the front entry is approved.
4. It is noted that the directional ground signs were previously approved by the City Council and not under the review of the Planning Commission.

Commissioner Beyer seconded the motion which carried with a voice vote (5-0).

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

ITEM 6 Application #16-126: 232 South Main Street, CANANDAIGUA JEWELRY AND COIN EXCHANGE, for Architectural Review, to install a 21 SF wall sign and display a 6 SF portable sign.

David Lichaa presented the application. Terry Baird, Baird Signs, submitted the drawing of the proposed sign to Mr. Brown.

Mr. Brown mentioned that the previous sign at this location was 6" narrower than what was submitted and that was very tight.

Chairperson Mueller asked that applicant return to provide more information as to exactly where the sign will be mounted.

Applicant requested that the A-frame be approved and he would return for the wall sign.

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

Commissioner Taylor moved that the Planning Commission Approve the 6 SF portable sign and to Table the 21 SF wall sign.

Commissioner Beyer seconded the motion, which carried with a voice vote (5-0).

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

ITEM 7 **Application #16-133: 142 South Main Street, CROWN JEWELERS, for Historic Alteration, to install a mural on the south side of the building.**

Denise Chaapel, Downtown Manager for the Canandaigua Business Improvement District, presented the application. She is representing Crown Jewelers and the Endowment Committee which is proposing to install a mural on the south side of the building. The committee has approved and funded the mural which illustrates seven or eight images of Canandaigua history. Crown Jewelers has offered the Coach Street side of their building. There is to be a global mural contest in September and Canandaigua is proud to participate. The lead artist is Amy Colburn who painted the mural on the train track side of Murphy's Tire.

Commissioner Rhode inquired how the mural will be attached and how may be removed. Ms. Chaapel explained the use of the Evalon fabric material. She noted that the mural has already been painted by the artists at their homes so as not to close Coach Street. There has been no discussion about removal. She said the glue actually preserves the building better than painting or sealing.

Commissioner Rhode noted that the Department of Interior's Standards does not recommend painting of exposed brick buildings. Although it was noted that most of the mural area is already painted.

Chairperson Mueller asked who will actually own the mural, who will maintain it, and asked if it would be insured. Ms. Chaapel answered that all those questions are under discussion.

Commissioner Taylor noticed there is peeling paint on the building. Ms. Chaapel said the building is being prepped for the mural placement. The mural will be placed quite high to minimize potential vandalism.

Chairperson Mueller is concerned that the mural be well maintained since it is so is highly visible. Commissioner Rhode agreed.

Commissioner Kantz asked why the mural was being reviewed. Chairperson Mueller said that it does constitute a Historic Alteration. Mr. Brown confirmed that past downtown murals had gone through the Planning Commission.

Ms. Chaapel requested approval, saying that the project is complete and waiting for Planning Commission approval so that it could be installed.

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

Commissioner Rhode moved that the Planning Commission **Table** the application.

The Planning Commission requested additional information related to the mural material, how it will be installed and how this may affect the brick façade. Also, the Planning Commission has requested information related to the long-term maintenance of the mural.

An interim meeting will be considered once requested information is submitted to the Development and Planning Office.

Commissioner Taylor seconded the motion, which carried with a voice vote (5-0).

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

ITEM 8 **Application #16-142: 120 North Main Street, PATHSTONE, for Site Plan Review and Historic Alteration, to relocate existing gazebo and install a 192 SF storage shed.**

Bruno St. Denis, Project Maintenance Manager, presented the application. He submitted a new rendering of the shed. He also said that the gazebo has been neglected. It will be painted and moved to a more prominent and functional area.

Commissioner Rhode confirmed that the gazebo was not historic.

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

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

Commissioner Beyer seconded the motion, which carried with a voice vote (5-0).

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

ITEM 9 **Application #16-152: 61 North Main Street, VORTEX PROPERTIES, LLC, for a Historic Alteration, to remove detached garage.**

Scott Young presented the application. He said that the building has been unused and has deteriorated. He provided a written estimate of \$90,000 to restore the garage. Instead they propose to demolish the building and reseed the area.

Commissioner Rhode sees no historic significance of the garage.

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

Commissioner Rhode moved that the Planning Commission Approve the application as submitted and presented, finding:

That the structure, built in the mid-1900s, has no historic significance and the demolition will not be detrimental to the historic character of the property.

Commissioner Taylor seconded the motion, which carried with a voice vote (5-0).

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

ITEM 10 **Application #16-162: 241 Parrish Street, CANANDAIGUA TRINITY OB/GYN, Architectural Review to install a 23 SF ground sign.**

Hani Chehata, owner, was not present. Mr. Brown explained that the proposal is to stack the new sign over the current sign for Lakeside Country Physical Therapy. The result would be eight feet high.

Chairperson Muller stated there was no site plan submitted indicating the placement.

Chairperson Mueller requested that the applicant or representative be present to provide more information and be able to discuss other possible placements for the sign.

Commissioner Taylor moved that the Planning Commission Table the application.

Commissioner Rhode seconded the motion, which carried with a voice vote (5-0).

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

MISCELLANEOUS

Commissioner Taylor attended the Genesee-Finger Lakes Regional Planning Council conference in Bushnell Basin. He provided an overview of the sessions he attended.

Commissioner Taylor said he would like to return to the Architectural Standards for Eastern Boulevard.

Chairperson Mueller asked about the status of the recently submitted standards. Mr. Brown will confirm the status.

ADJOURNMENT:

Commissioner Kantz made the motion to adjourn the meeting at 8:50. Commissioner Taylor seconded the motion, which carried with a voice vote of 5-0.

Richard Brown
Director of Development & Planning

James Mueller
Planning Commission Chairperson