

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

July 12, 2016

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

ABSENT: Vice Chair Torsten Rhode

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 June 28, 2016 Special Meeting Minutes. Commissioner Kantz moved to approve the minutes. Commissioner Taylor seconded the motion, which carried by voice vote (6-0).

REVIEW OF APPLICATIONS:

ITEM 1 **(Public Hearing) Application #16-168: 46 North Main Street, MAUREEN DAVIS, for a Special Use Permit and Site Plan Review to convert the existing single-family home into two apartments and two offices.**

Chairperson Mueller noted that the application has been withdrawn.

ITEM 2 Application #16-146 A: 699 South Main Street, MACRI’S DELI & CAFÉ, for Architectural Review to display a free-standing, commercial flag.

Frank Macri presented the application. The flag is 2 ½ feet by 12 feet and would be located on the island between the loading dock and the access road, where the existing flag is located.

Chairperson Mueller noted that an Area Variance had been granted by the Zoning Board of Appeals to allow a second commercial flag.

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

Commissioner Taylor seconded the motion, which carried with a voice vote (6-0).

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

ITEM 3 Application #16-178: 20 Pleasant Street, PEACEMAKER BREWING COMPANY, for Architectural Review to replace two existing wall signs.

Todd Reardon presented the application. He proposes to replace the existing Twisted Rail sign with his own; same size and location. Also a sign would be installed in the sign box on the Pleasant Street side; this sign would not be lit.

Commissioner Taylor asked the applicant to consider adding a border to the primary sign, so that it would stand out from the color of the siding. The applicant agreed.

Commissioner Collis questioned the image submitted and confirmed that the sign would not cover any of the window trim.

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

1. A black border shall be added to the front wall sign.
2. The front wall sign shall not cover any of the window trim.
3. The Pleasant Street sign shall not be lit.

Commissioner Colliss seconded the motion, which carried with a voice vote (6-0).

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

ITEM 4 Application #16-181: 162 Lakeshore Drive, SPEEDWAY, for Architectural Review to replace a wall sign and a ground sign panel.

Jay Hurzy from *Sign and Lighting Services* presented the application. He said that it appeared that the sign panel had already been installed without his knowledge.

Commissioner Taylor asked if the wall sign could be centered over the brick area on the side of the building. The applicant agreed.

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

1. The wall sign shall be centered over the brick area on the side of the building

Commissioner Ayers seconded the motion, which carried with a voice vote (6-0).

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

ITEM 5 Application #16-186: 85 Gibson Street, MICHAEL and NANCY YACCI for a Historic Alteration to install six replacement windows.

Michael and Nancy Yacci presented the application. They said they had received approval seven years ago for replacement windows on the east side of the house. Now they would like to install similar windows on the front of the house. The windows are wooden core, but with a composite exterior cladding. They explained the existing windows are in very poor condition with rotting and broken sashes, many of which are inoperable.

Commissioner Colliss confirmed that the current storm windows would be removed with the installation of the replacement windows.

Commissioner Kantz moved the Planning Commission Approve the application as submitted and presented, making the following findings:

1. The windows are deteriorated to a condition where repair is not practical.
2. Eliminating the storm windows will create a more historic appearance.

Commissioner Ayers seconded the motion, which carried with a voice vote (6-0).

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

ITEM 6 Application #16-197: 76 Gorham Street, PATRICIA GUEST, for a Historic Alteration to install a privacy fence in the rear yard.

Patricia Guest presented the application. She is proposing a 6-foot wooden, privacy fence along the eastern boundary. The rest of the fencing would be a 4-foot green, vinyl-coated chain link fence. She believes the green vinyl will blend in with the landscaping and have less visual impact than a wooden fences, which she said would look like a wall.

Commissioner Colliss said he was concerned about the historic appropriateness of chain link fencing. He is not aware of any precedent for such fences being approved in the historic district. Commissioner Taylor agreed.

Ms. Guest said there is a chain link fence next door. Commissioner Colliss said this was not approved since he was on the board.

Chairman Mueller noted that the important section was the 50 feet that runs parallel to Gorham Street. This will be the most visible. Commissioner Ayers agreed.

Ms. Guest asked what the board might approve. Commissioner Colliss said he could not design the project for the applicant and would not support a design without actually seeing it.

Commissioner Taylor suggested a 4-foot, wooden picket fence made out of fence boards, similar to that being used on the 6-foot fence, but with a spaced picket instead of a double-sided shadow box design. The applicant agreed.

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

1. The 50-foot section running parallel to Gorham Street shall be a 4-foot, wooden picket fence using fence boards similar to the 6-foot privacy fence.

Commissioner Ayers seconded the motion, which carried with a voice vote (5-1).

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

ITEM 7 Application #16-199: 83 South Main Street, TRUE LILY for a Historic Alteration to install an 11 SF projecting sign.

The applicant was not present.

There was a question as to whether or not the existing bracket would be replaced.

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

1. The bracket shall be of a similar design if it is replaced.
2. The sign shall include the text; “True Lily”.

Commissioner Ayers seconded the motion, which carried with a voice vote (6-0).

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

ITEM 8 Application #16-200: 335 North Main Street, ORIGINAL GREEN for a Historic Alteration to install two 8.3 SF wall signs.

John Henry Green presented the application. He said the sign he proposes is 5 feet wide. This would be centered over the entry door. The remaining black signboard would be painted to match the color of the rest of the building. The sign on the side would be placed high on the wall, similar to the location of the realty sign across Chapel Street. He said he intends to make the signs himself by painting on plywood panels and frame these with trim molding.

The board discussed the location of the side sign. Mr. Green said he would mount the sign over the boarded-up window, about 13 feet high. This would provide him with a solid surface to mount the sign without disturbing the siding.

Commissioner Ayers suggested that the side sign should be smaller as this is a secondary sign. Mr. Green pointed out that the dental office across Main Street has a substantially larger sign on the side of the building. Chairman Mueller confirmed that the sizes of the signs were well within what is permitted by zoning.

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

Commissioner Kantz seconded the motion, which carried with a voice vote (5-1).

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

MISCELLANEOUS:

ITEM 1 Main Street Grant – Request for a Letter of Support

Mr. Brown said that the City will be making the same application they made previously.

Commissioner Collis moved that the Planning Commission issue the same letter of support.

Commissioner Kantz seconded the motion, which carried with a voice vote (6-0).

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

ITEM 2 Murals in the Historic District

Chairman Mueller said he was concerned with some of the feedback he had received regarding murals in the historic district. Commissioner Rhode had collected recommendations from both SHPO and the NYS Landmark NYS office of Parks, Recreation & Historic Preservation (SHPO) and the Landmark Society of Western New York. Both agencies expressed reservations about murals in the historic district. Chairman Mueller said he heard that there was discussion about a “Mural Ordinance” that might bypass Planning Commission review for such projects. He suggested that the Planning Commission be proactive and submit a memo to the City Council outlining their concerns.

Mr. Brown said he would draft a memo based on what he has heard, circulate it among the commission, and send it out to the City Council with any revisions.

ADJOURNMENT:

Commissioner Colliss moved to adjourn the meeting at 8:20. Commissioner Kantz seconded the motion, which carried with a voice vote of 6-0.

Richard Brown
 Director of Development & Planning

James Mueller
 Planning Commission Chairperson