

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

October 11, 2016

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

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 September 13, 2016 Regular Meeting Minutes. Commissioner Colliss moved to approve the minutes. Commissioner Kantz seconded the motion, which carried by voice vote (7-0).

REVIEW OF APPLICATIONS

ITEM 1 **(Public Hearing) Application #16-286A: 32 Coach Street, THREE HUSKIES BREWING, requesting a Special Use Permit necessary to operate an eating and drinking establishment (brewery, tasting room, and bistro).**

Todd Henderson presented the application. He owns and operates Dobbers sports bar on Lakeshore Drive. His son Justin has been brewing beer at this facility but has outgrown the capacity. They would eventually like to move the entire operation to Coach Street. Currently they have a purchase offer on the property. Once they take ownership they would construct the building and begin brewing on site with retail sales and a tasting room. The bistro would follow within a year. He explained that a restaurant was required to obtain the type of liquor license they would like.

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

Chairperson Mueller noted that there was no site plan or architectural drawings that would normally accompany such an application. Mr. Henderson requests an approval on the Use Permit based on the sketches submitted with the condition that they return with final plans.

Commissioner Colliss asked about the existing structure on the site. Mr. Henderson said that would probably only be used for storage.

Commissioner Rhode said he thought the use was consistent with the Comprehensive Plan which encourages gathering places downtown.

The board discussed the possible parameters for approving the use conditionally without a complete plan. It was determined that the use could be approved with the condition that the occupancy not exceed 100 people.

There was discussion about what the board wanted to see in a site plan. Chairperson Mueller said that more landscaping should be incorporated within the plan. Commissioner Taylor said the building should be located closer to the street and that there should not be parking in the front yard.

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

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

1. Applicant shall first return for Architectural Review and Site Plan Review.
2. The total facility shall have a capacity of less than 100 occupants.

Commissioner Ayers 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 2 Application #16-252: 73 Bristol Street, MICHAEL MARTIN, Historic Alteration to install a 12 x 24 detached garage. (Tabled September 13, 2016)

Commissioner Ayers moved to lift the item from the table.

Michael Martin presented the application. He distributed revised renderings of the proposed structure based on the comments received at the last meeting. One option showed a gabel roof or “Dutch Barn” design, while the other showed a simple end-gable roof. Both renderings showed an overhead door with a “carriage house” design.

Commissioner Kantz said she thought the simple gable was more historically appropriate for the property. Commissioner Rhode agreed.

Commissioner Taylor said he had looked at the garages for many ornate Victorian structures and found that most had simple garages. He supports the design with the simple gable. Commissioner Colliss agreed.

Commissioner Rhode confirmed the siding and trim material—wood and the color of the metal roof—a dark forest green.

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

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

1. The design of the roof will be a simple gable.
2. The overhead door will be of a “carriage house” style.
3. The siding and trim will be wood.
4. The roof will be metal and a dark green color.

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 #16-318: 58 Howell Street, JEFFERY and STEPHANIE BULL
 for Alteration to Historic Property to remove chimney from garage.**

Jeffery Bull presented the application. He said that they are constructing an addition to the garage and as part of this project would like to remove the chimney. He said that it is not functional and deteriorated.

Commissioner Rhode said that he has lived on Howell Street for more than 20 years and been to this home many times, yet never even noticed the chimney.

Commissioner Colliss stated that the chimney had no historic significance to the property. Chairperson Mueller asked if there were any comments or questions from the Commission.

Commissioner Taylor moved the Planning Commission Approve the application as submitted and presented, finding that the chimney is not a historically significant feature.

Commissioner Kantz 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

MISCELLANEOUS:

Commissioner Taylor questioned whether or not the approved landscaping plan had been completed at the Cheshire Creamery on Parrish Street. Mr. Brown said he would look into the matter.

Commissioner Taylor requested that the Planning Commission be given a tour of Phase 1 of the Pinnacle North project. He said it would be helpful to see the execution of the plan, especially considering that Phase 2 will be similar. Mr. Brown said he would contact the developer and make this request.

ADJOURNMENT:

Commissioner Rhode moved to adjourn the meeting at 8:30. Commissioner Kantz seconded the motion which carried 7-0.

Richard Brown
Director of Development & Planning

James Mueller
Planning Commission Chairperson