

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
SPECIAL MEETING
March 01, 2022**

PRESENT: Chairman Stanley Taylor Commissioner James Hitchcock
Vice Chairman Anne Beyer Commissioner Richard Manley
Commissioner Lindsay Van Deusen
Commissioner Guy Turchetti

ABSENT: Commissioner Bonnie Dorschel

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

CALL TO ORDER

Chairman Taylor called to order the Special Meeting of the City Planning Commission at 7:00 P.M.

APPROVAL OF MINUTES:

Chairman Taylor asked if anyone had any additions or corrections to the February 8, 2022 Meeting Minutes. Corrections were noted. Commissioner Hitchcock moved to approve the minutes as corrected. Commissioner Turchetti seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 01 Application #21-300A: 235 North Bloomfield Road, CANANDAIGUA YMCA, Architectural Review, to construct a new 82,000 SF facility with supporting infrastructure. (Modify approval from October 28, 2021 regarding exterior design)

Mike Stevens, YMCA Chief Strategy Officer, presented the application. Craig Jensen, of CJS Architects and Alex Amering, of Costich Engineering were also present.

Mr. Stevens said the project was re-evaluated due to rising costs of construction and materials. The only proposed changes are to the parking areas and building exterior.

Chairman Taylor opened the discussion on the proposed site plan modifications.

Mr. Amering explained the new proposal to bank some of the parking. Only part of the total parking approved would be completed with the original construction. This would allow them to add parking as needed, and not unnecessarily overpark the project. The total spaces would be reduced from 380 to 320. The two light poles proposed for the affected areas would also not be installed until the additional parking is constructed.

Mr. Brown asked if the basins and infrastructure would still be constructed to support the full parking. Mr. Amering confirmed and added that if additional parking is not deemed necessary, green space would remain.

Chairman Taylor inquired about curbing on the east side of the banked parking areas. Mr. Amering said there will be no curbing to facilitate snow removal and storage.

Commissioner Manley believes it makes sense to bank some of the parking. Commissioner Hitchcock agreed.

Chairman Taylor asked if there were any additional comments or questions regarding the site plan modifications. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the site plan portion of the application as submitted and presented.

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

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

Chairman Taylor opened the discussion on the architectural review, to include the proposed exterior changes to the building.

Mr. Jensen explained that budget challenges, due to rising costs of materials, have led them to revisit the exterior design. The footprint and the massing of the building will not change, but they are proposing for it to be skinned in different materials. The number of materials has been reduced from eight to five. They would like to replace the fiber cement rainscreen panels with EIFS. The terracotta tiles on the one-story wings are to be replaced with a brick veneer. The false gable on the north face has been removed.

Commissioner Van Deusen asked for clarification on the colors shown in the renderings. Mr. Jensen described the various materials and colors and explained that the renderings may not accurately depict these colors. Commissioner Van Deusen is concerned about the actual color of the EIFS. It would be helpful to see samples or more accurate color renderings.

Chairman Taylor would also like to view samples of the proposed materials. He expressed concern about the quality and durability of some of the materials being proposed. He said that a civic building like this should use quality materials that have a permanence in time. He questioned the appropriateness of the EIFS (Exterior Insulation Finishing System). Jon Clays, the project architect, explained that they would be using a heavy duty EIFS. It is better equipped to handle impact. Mr. Jensen added that the product can be restored, by recoating, if needed in the future. Chairman Taylor also questioned the appropriateness of a brick veneer. Mr. Jensen described the material as a full, 4" face brick. It is referred to a veneer only because it is not structural.

Commissioner Van Deusen is pleased that the false gable on the north face is to be removed. However, the rather large mechanicals would no longer be screened. They appear quite visible in the renderings. Commissioner Hitchcock agreed.

Mr. Jensen said they are trying to strike a balance with cost, performance and aesthetics.

Commissioner Manley prefers the new design over the original. It is much less cluttered with fewer materials. It has a clean, simple look. Commissioner Van Deusen agreed.

Chairman Taylor asked if there were any additional comments or questions regarding the exterior design modifications. Hearing none, he called for a motion.

Commissioner Beyer moved that the Planning Commission **Table** the architectural review portion of the application to allow the applicant to consider comments made by the commission, adjust the submitted renderings for color accuracy, and provide material and color samples.

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

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

ADJOURNMENT

Commissioner Manley moved to adjourn the meeting at 8:30. Commissioner Van Deusen seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman