

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
June 8, 2022**

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

ABSENT: Commissioner Guy Turchetti

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

CALL TO ORDER

Chairman Taylor called to order the Regular 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 May 23, 2022 Meeting Minutes. Corrections were noted. Commissioner Beyer moved to approve the minutes as corrected. Commissioner Dorschel seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 01 Application #21-421: 104 North Main Street, STEPHEN BYRNE, for a Historic Alteration to install a metal roof. (Approved January 11, 2022)

Stephen Byrne presented the application. It was noted that this project was approved but that he was to return with color samples. Mr. Byrne presented three different shades of grey for the metal roofing.

Commissioner Van Deusen felt the Slate Grey was too light, but felt either of the two darker greys would be appropriate. Commissioner Manley agreed.

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

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The metal roof shall have a standing seam profile.
2. The color will be either “Charcoal” or “Musket Grey”

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

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

ITEM 02 Application #22-064A: 88 South Main Street, WILDFLOWERS for a Historic Alteration, to replace the Main Street awning and to install a wall sign on the rear of the building. (Amend approval from March 08, 2022)

Robin Alger, the business and property owner, presented the application. She explained that since the approval, she has had second thoughts about both the awning and the sign. She believes that the grey, striped awning would be softer and more appropriate for the overall design of the building. Regarding the sign, she became aware of an artist that creates metal signs. She feels that this three-dimensional sign would be more in keeping with her Main Street sign and more attractive than the simple, routed sign that was approved at the last meeting.

Chairman Taylor confirmed that the font and color would match the Main Street sign. He also confirmed that the applicant was requesting approval for both options, for both the awning and the sign.

Commissioner Dorschel said she agrees that both new options are improvements over the previous approvals.

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

Commissioner Beyer moved that the Planning Commission Approve the application as submitted and presented. Commissioner Hitchcock seconded the motion, which carried with a unanimous voice vote (6-0).

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

ITEM 03 (Public Hearing) Application #22-138: 26 West Gibson Street, ETSUKO GOODE, Minor Subdivision to subdivide a 2,350 SF portion of the lot to be consolidated with the 100 North Main Street; First United Methodist Church.

Gail Herbert from the First United Methodist Church, presented the application. Etsuko Goode was also present. Mr. Herbert described the proposal to transfer a 50' x 50' parcel from the West Gibson Street property to the church. The church would then pave this area to square up the parking lot. A privacy fence would also be added between the parking lot and the residential properties. He noted that an Area Variance had been granted by the Zoning Board of Appeals regarding the remaining lot size of 26 West Gibson Street.

Chairman Taylor opened the public hearing.

Stephen Byrne of the neighboring 104 North Main Street spoke in favor of the proposal. He thinks the reconfigured parking lot will be safer and more attractive.

Seeing no one else, Chairman Taylor closed the public hearing.

Commissioner Van Deusen said that the current layout of the parking lot is very awkward and even dangerous. She believes this will be an improvement. Commissioner Manley and Taylor agreed.

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

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented, with the following conditions.

1. Preliminary approval is waived.
2. The area to be consolidated with 100 North Main Street will be paved and a privacy fence shall be installed as presented.

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

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

ITEM 04 Application #22-171: 11 Phoenix Street, DAVID GENECCO, for Historic Alteration to replace windows. (Tabled from May 23, 2022)

Commissioner Hitchcock moved to lift the application from the table. Commissioner Van Deusen seconded the application which carried unanimously with a voice vote (6-0)

David Genecco presented the application. He said that he is renovating the building and that currently there are wood and vinyl windows in the building and that they are very deteriorated. He is proposing to replace the interior sashes, but not the exterior storm windows, which are painted brown.

Chairman Taylor noted that the proposed windows were thermal pane and that screens were in the quote. Mr. Genecco said that the screens would not be used and he would keep the storms for the appearance from the exterior.

Commissioner Van Deusen confirmed that the storm windows are metal.

Commissioner Manley asked how many of the current windows are vinyl. Mr. Genecco said there were four or five vinyl windows out of a total of 20 windows.

Chairman Taylor said he did not think that vinyl windows were appropriate for a historic downtown building. He said he would support a wooden window that was clad in vinyl. He noted that this type of window was

recently approved for 35 South Main Street and that this window was also approved by the NY State Historic Preservation Office.

Mr. Genecco noted that these windows were not on Main Street. He understood that wood windows should be used on Main Street, but said he could not justify the expense for Phoenix Street—the project needs to be cost-effective. Wooden windows would have to be custom ordered and would be a 4-6 month delay in ordering. This would be a costly delay, because the apartments could not be occupied until the windows are replaced. He also said that the replacement sashes would be obscured by the storm windows. He said anything would be a vast improvement.

Commissioner Van Deusen confirmed the window divides would be two-over-two. Mr. Genecco said the intent was to match the existing divides.

Commissioner Van Deusen said that the commission should uphold their standard for wooden windows. She noted that the replacements would be very visible if the storms were ever removed. She said she would vote no on vinyl windows. Commissioner Manley agreed on the need to be consistent. Commissioners Dorschel and Hitchcock also agreed.

Chairman Taylor said that he viewed the windows and noted that they were very deteriorated. Mr. Brown noted that the poor condition of the windows was cited by Code Enforcement.

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

Commissioner Hitchcock moved that the Planning Commission Deny the application. Commissioner Manley seconded the motion, which carried with a unanimous voice vote (6-0).

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

ITEM 05 **Application #22-120: 228 North Main Street, ROBERT MARVIN, for Historic Alteration to remove fence and concrete wall and replace with a fence. (Tabled from May 23, 2022)**

Application remained on the table at the request of the applicant.

ITEM 06 **Application #22-177: 228 North Main Street, ROBERT MARVIN, for Historic Alteration to expand width of driveways, replace the roof, and replace garage door.**

Application remained on the table at the request of the applicant.

Chairman Taylor turned the meeting over to Vice Chair Beyer to moderate the remainder of the meeting.

ITEM 07 Application #22-180: 530 South Main Street, FLUFFY’S QUILT PATCH PLUS, Architectural Review to replace sign face.

Heidi Barend-Guerrie, the property tenant, presented the application. She said they would simply be replacing the plastic face in the existing sign. The sign is capable of being internally illuminated, but had not been used that way. There are currently external lights, but these will be removed.

Commissioner Van Deusen asked about the hours. It was suggested that signs in this area are usually off by 10 pm.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

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

- 1. The sign will be internally illuminated,
- 2. The lights shall be turned off by 10 pm
- 3. The existing external fixtures will be removed.

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

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

ITEM 08 Application #22-182: 151 North Main Street, LYNNE HOULE, for a Historic Alteration to expand paved parking areas.

Lynne Houle presented the application via Zoom. Also present via Zoom was husband John Reyes-Guerra. She explained that the area in question already had stone and is being used for parking. They now propose paving this area. She said they intend to add drainage to ensure there is no impact on adjacent properties. She noted that they own the adjacent property that might be most impacted by the proposal.

Vice Chair Beyer asked if this could be seen from Main Street. Ms. Houle said that the cars might be visible but the paving surface would not be visible.

Chairman Taylor confirmed that there was no intention of using this property as a short-term rental.

Chairman Taylor confirmed that they will be repaving the entire parking area, including what is already paved.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

Commissioner Dorschel moved that the Planning Commission Approve the application as submitted and presented. Commissioner Hitchcock seconded the motion, which carried with a unanimous voice vote (6-0).

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

ITEM 09 Application #22-185: 232 South Main Street, CANANDAIGUA JEWELRY & COIN EXCHANGE, Historic Alteration to install a wall sign.

Ian MacDonald, of Historic Sign Restorations, presented the application. He said this is a fairly simple, flat sign with hand-lettering but there will be some gold-leaf lettering. He said that the existing backer boards will be removed and he will install his sign with hidden fasteners. No lighting is proposed at this time.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented. Commissioner Van Deusen seconded the motion, which carried with a unanimous voice vote (6-0).

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

MISCELLANEOUS

Chairman Taylor noted that a second June meeting has been scheduled for June 22. He also plans on having two meetings in July and August as well, on the second and fourth Wednesdays of the month. If the length of the agendas allows, he would like to have discussion on sign regulations as well as improved standards for the historic districts and Eastern Boulevard.

ADJOURNMENT

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

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman