

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
June 22, 2022**

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

ABSENT: Commissioner Bonnie Dorschel

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 June 8, 2022 Meeting Minutes. Commissioner Van Deusen moved to approve the minutes as corrected. Commissioner Hitchcock 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) (Tabled from March 8, 2022)**

The application was presented by Mike Stevens, YMCA Chief Strategy Officer and the project lead. Raymond LeChase from LeChase Construction was also present. Mr. Stevens thanked the board for splitting the approvals so they could begin the site work. He said the project is slated to open on October 3, 2023 with the child care facility to open in September 2023.

Mr. LeChase presented the updated renderings with the façade materials details. He pointed out some changes that had been made since the last presentation, specifically the introduction of brick at the water table.

Chairman Taylor said the renderings were well done and made it easy to understand the proposal. He said the project has come a long way. Commissioner Manley agreed saying he was happy with the last proposal, but this is even better. He is enthusiastic about the design.

Commissioner Van Deusen confirmed the colors and patterns of the EIFS and metal panels. Mr. LeChase pointed out the subtle differences in the samples, which were hard to accurately render.

Commissioner Van Deusen confirmed the light and dark window frames on various sections of the façade.

Chairman Taylor asked about the material for the exterior of the pool and asked about the problems being experienced by the Schottland Family YMCA in Pittsford. Mr. LeChase said they are aware of this project and selected this material to better handle the environmental demands of the pool enclosure.

Commissioner Hitchcock asked about the mechanical equipment. Mr. LeChase said the roof units are set back from the edge so as not to be visible. The ground units will have vegetative screening.

Chairman Taylor asked about the new signage indicated on the renderings. Mr. LeChase noted that this was illustrative only. They would return at a later date with a complete sign package

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 condition:

1. The applicant shall return for signage.

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

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

ITEM 02 Application #22-171A: 11 Phoenix Street, DAVID GENECCO, for Historic Alteration to replace windows.

There was no one present to represent the application. Mr. Brown stated that Mr. Genecco sent his apologies, but he could not be present. He said that he hoped that the commission could act on the project in his absence.

Chairman Taylor confirmed details of the project that were in the submittal. He also confirmed a number of details. The current windows are 2-over-2. He felt the new windows should have this same pattern and that the divides should be on the exterior of the glass.

Chairman Taylor also questioned why it was proposed that the storm windows would remain. He said that storm windows would not be required with the insulated sashes proposed. He also said that the storms were deteriorated and in varied condition; some with missing glass, some missing altogether. Commissioner Manley suggested making the removal of the storm windows as a condition of approval.

Commissioner Van Deusen confirmed that the proposal is to replace all the windows.

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

Vice Chairman Beyer moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The new windows shall have a “2-over-2” grille on the exterior, colored to match the sash.
2. The existing storm windows shall be removed.

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

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

ITEM 03 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)

Robert Marvin was present via Zoom to represent the application. He said that his attorney, Christopher Pusateri, was also on the line with him. Mr. Marvin said that he has submitted three quotes earlier in the day and that he had submitted a packet of photographs previously.

Chairman Taylor asked the board if they had time to review the quotes. The board decided to proceed.

Commissioner Van Deusen said that the quotes appear to be for a new wall, not to repair of the existing wall as requested. Mr. Marvin showed where in each of the three quotes the contractors estimated the cost the repair: \$60,000-\$80,000; \$75,000; and \$62,000 respectively. He also noted that while providing a quote, none of the contractors recommended repair and could not guarantee their work if they were to repair the wall.

Commissioner Van Deusen asked if portions of the wall could be preserved. Mr. Marvin said no.

Commissioner Manley said that the quotes establish that repair is not practical. Commissioner Hitchcock agreed. Commissioner Van Deusen agreed, but said she was skeptical of the quotes based on comments Mr. Marvin had made at the previous meeting.

Commissioner Manley said the wall and fence should be replaced with something similar. Vice Chairman Beyer also agreed and said that a stucco wall would not be similar. Commissioner Manley said that the best replacement would be a cement wall topped with a wooden fence. Commissioner Van Deusen agreed. Commissioners Hitchcock and Turchetti agreed with these comments.

Mr. Marvin noted that the wooden fence on top of the wall was not original. The fence that he removed was a cedar board fence. He suggested a wall with a metal picket fence on top.

Chairman Taylor said that “replacement in kind” would suggest a 4-foot masonry base with a 4-foot fence on top.

Chairman Taylor suggested dividing the motion between the removal of the wall and the replacement.

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

1. The removal of the fence and concrete wall is approved.
2. The applicant shall return with a design for a wall and fence that more closely resembles the existing wall and fence.

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

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

ITEM 04 Application #22-177: 228 North Main Street, ROBERT MARVIN, for Historic Alteration to expand width of driveways, replace the roof, and replace garage door.

Robert Marvin presented the application via Zoom. He said that his attorney, Christopher Pusateri, was also on the line.

Chairman Taylor asked that each component of this application be discussed individually.

Mr. Marvin said that the drive had been damaged by the tree roots. Now that the trees have been removed, he would like to repave the driveways and in doing so, slightly widen them by about 12 inches on each side.

Chairman Taylor confirmed that the areas already excavated and prepared with stone represented the extent of the new pavement areas, including the paving of the side yard, west of the garage. Mr. Marvin said yes.

Chairman Taylor asked for a landscape plan. He felt that appropriate landscaping could soften the impact of the expanded pavement, especially between the circular driveway and Scotland Road. Mr. Marvin said he could submit such a plan.

Commissioner Van Deusen asked Mr. Marvin his intentions for the home; why did he need so much pavement. Mr. Marvin said that he owned several large vehicles. Also, that he wanted the driveway to be wide enough for a plow truck. Mr. Marvin said that he had not yet decided what he intended to do with the home.

Commissioner Van Deusen said she was okay with the widening of the existing driveway—she did not need to see a landscape plan—but she does not support the paving of the side yard.

Mr. Marvin said he would install a 36-inch wide, concrete sidewalk in this area. He said he was preparing a landscape plan for the entire property.

Commissioner Turchetti said he would like to see that landscape plan. Chairman Taylor agreed, again

noting that he was not comfortable approving the pavement widening without seeing a landscape plan.

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

With regard to the paving, Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented, with the following conditions:

1. The widening of the circular portion of the driveway is approved as presented.
2. The expansion of pavement into the western side yard is denied. Instead, there shall be a 3-foot sidewalk extending from the driveway to the gate. Stoned portions in this area shall be restored with grass and/or landscaping.

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

Commissioner Dorschel	Absent	
Commissioner Manley	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	No

Mr. Marvin presented the portion of the application related to the roof. He said that the photos submitted show that the slate roof is in very poor condition. Several slates are broken or cracked and the material is unavailable. Also, contractors working in slate are hard to find. As a replacement, he is considering either a composite slate or a metal roof. Photos were submitted of both.

Chairman Taylor agreed that the roof appeared to be in poor condition and he agreed that repair was not feasible.

He asked what Mr. Marvin was proposing. Mr. Marvin said he was proposing a metal roof. Vice Chairman Beyer confirmed that the roof proposed is metal, configured to look like shingles.

Chairman Taylor asked if the metal product was available in a slate design. Mr. Marvin said he would look into that option.

Chairman Taylor said he would like to see a sample of the product proposed.

With regard to the roof, Vice Chair Beyer moved that the Planning Commission Table the application. Commissioner Hitchcock seconded the motion, which carried with a unanimous voice vote (6-0).

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

Mr. Marvin presented the portion of the application related the garage door. He said that the existing, wooden, garage door is in poor condition and that it isn't worth repairing. He is proposing an aluminum door with no windows. It has a brown, factory finish.

Commissioner Manley said he thinks the proposed design was suitable for the home. Vice Chair Beyer agreed.

With regard to the garage door, Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented. Vice Chairman Beyer seconded the motion, which carried with a vote of (6-0).

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

Chairman Taylor turned the chairmanship over to Vice Chair Beyer.

ITEM 05 Application #22-189: 317 South Main, ADVANCED ENDODONTIC SOLUTIONS, for Architectural Review to install a wall sign.

No one was present to represent the application. Vice Chair Beyer reviewed the details of the submittal.

Commissioner Van Deusen confirmed that there was no lighting.

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 condition:

1. The sign shall not be internally or externally illuminated.

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

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

ITEM 06 (Public Hearing) Application #22-191: 116 Howell Street, LYNNE HOULE, for a Special Use Permit to operate a Short-Term Rental from an apartment within her multifamily residence.

Lynne Houle presented the application via Zoom. Also present via Zoom was husband John Reyes-Guerra. She explained that the house has four dwelling units; their home and three apartments which have been rented for more than 20 years. They would like approval to rent one unit—a one-bedroom apartment—as a Short-Term Rental. She said there is plenty of parking off Park Street with a space dedicated for this rental. There would be no changes to the building or the site.

Vice Chair Beyer opened the public hearing. There were no speakers. Mr. Brown said there were no written comments submitted. Vice Chair Beyer closed the public hearing.

Commissioner Manley said he did not see this as a significant change to the current use of the property. Commissioner Hitchcock agreed. He said that in other applications, the residency of the owner was less clear. Here, the owner would be on site when the unit was rented. He also said that there was no concern regarding parking. Commissioner Van Deusen agreed that this is a unique situation.

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

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

Chairman Taylor resumed chairmanship of the meeting.

ITEM 07 Application #22-195: 29 South Main Street, DAVID LEFEBVRE, for Historic Alteration to replace windows.

David Lefebvre presented the application via Zoom. He said the building currently has vinyl windows that are in poor condition. There are approximately 40 windows. For the cost of repairing these, he could replace them all with new, vinyl windows. He would like to use maroon sashes instead of white to better represent the historic character of the building.

Chairman Taylor asked if he had considered wooden windows. Mr. Lefebvre said that wooden windows are about three times the cost and would not be feasible.

Mr. Brown confirmed the pattern of the window divides. Mr. Lefebvre said they would be 2-over-2 with an exterior grill to match the maroon color of the sash.

Commissioner Van Deusen said she supports the proposal. Chairman Taylor agreed, saying that the color and the exterior divides will be an improvement over the current, vinyl windows.

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 new windows shall have a “2-over-2” grille on the exterior, colored to match the sash.

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

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

ADJOURNMENT

Commissioner Turchetti moved to adjourn the meeting at 9:50. Commissioner Hitchcock seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
 Director of Development & Planning

Stanley Taylor
 Planning Commission Chairman