

**MINUTES  
CITY OF CANANDAIGUA  
PLANNING COMMISSION  
July 13, 2022**

PRESENT: Chairman Stanley Taylor Commissioner Lindsay Van Deusen  
Vice Chairman Anne Beyer Commissioner Guy Turchetti (via Zoom)  
Commissioner James Hitchcock  
Commissioner Bonnie Dorschel

ABSENT: Commissioner Richard Manley

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 22, 2022 Meeting Minutes. Commissioner Hitchcock 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 #22-212: 295 Lakeshore Drive, CANANDAIGUA COUNTRY CLUB, Architectural Review, to install a ground sign.**

Debra Pontera, board president, presented the application via Zoom. Board member, Mike Gulvin, was also present via Zoom. The Country Club would like to upgrade their image with a new sign. They are proposing a 12 square foot sign within a 12' x 6' base, constructed of pavers.

Chairman Taylor asked if the new sign would be in the same location as the existing sign. Ms. Pontera said it will be in the same general location. Commissioner Van Deusen confirmed that the new sign will be located closer to the driveway.

Commissioner Dorschel believes the proposed 6-foot columns are too massive. Commissioner Van Deusen agreed. She considers them a drastic increase and disproportionate to the rest of the sign.

Mr. Gulvin offered to reduce the height of the columns to 5 feet. He added that they are not planning to include the lanterns on top of the columns, as shown in the submitted photograph.

Commissioner Dorschel feels the entire structure should be limited to a 4-foot height.

Commissioner Van Deusen confirmed that the 4-foot section would be recessed so the columns will protrude slightly.

Chairman Taylor inquired about landscaping. Mr. Gulvin said they are planning to add mulch and low-growing annuals.

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 column height shall be 5 feet.
2. There will be no lanterns on columns.
3. There will be solar lighting at ground level.

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

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

**ITEM 02 (Public Hearing) Application #22-226: 205 Lakeshore Drive, CANANDAIGUA FINGER LAKES RESORT, for a Minor Subdivision to make minor property line adjustments.**

The applicant was not present. Mr. Brown explained that the property line adjustments are fairly minor—a few feet in one direction or the other, and only includes two parties: the private hotel project and the public lands to be held by the City of Canandaigua. A canopy was added over the main entrance that now extends over the property line. There is an exit on the west side of the building that required a ramp and stairs; these also extend over the current property line. Looking ahead to the long-term maintenance of the sites, it was decided that the parking lots and landscaped islands should not be divided between the private hotel and the public, city-owned infrastructure. Fire and DPW have signed off on these changes, as well as the City Council and the private ownership.

Chairman Taylor opened the Public Hearing. Michael Yarger came forward, via Zoom. He asked who would be responsible for snow removal on the accessible parking spaces. Mr. Brown explained that the hotel will own and maintain these spaces. The snow would be pushed to an adjacent green space.

Mr. Brown noted that no written comments were submitted. Chairman Taylor then closed the public hearing.

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

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

Commissioner Dorschel	Voting	YES
Commissioner Manley	Absent	
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 #22-230: 123 South Main Street, EASY AS 123, LLC, for Historic Alteration to replace windows.**

William Pellicano presented the application. He is the new owner of the property. He has plans on developing a new restaurant at this location. He would like to begin by replacing the windows. The existing windows are in poor condition. He is proposing Anderson Woodwright windows. They are made of wood and Fibrex, with a 2-over-2 exterior divide. The exterior color would be white. The building currently has aluminum storms that would be removed.

Commissioner Van Deusen asked how many windows are included in the proposal. Mr. Pellicano said there are a total of seven windows to be replaced. There are three in front and four on the side facing Phoenix Street.

Commissioner Van Deusen inquired about screens. Mr. Pellicano said there will not be screens initially, but he may add them at a later date.

Chairman Taylor noted the following findings:

1. Windows are in a poor condition, such that repair is not practical.
2. Proposed replacement windows are wooden with a historic appearance.
3. Storm windows will be eliminated, improving the historic appearance.

Commissioner Hitchcock agreed with these findings.

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

Commissioner Dorschel	Voting	YES
Commissioner Manley	Absent	
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 04 Application #22-231: 238 South Main Street, STALK & STEM, for Historic Alteration to construct a metal canopy above the doorway.**

Ian MacDonald, of Historic Sign Restoration, presented the application. The applicant proposes to install a 12 foot by 18-inch, metal awning over the doorway. It will be an aluminum composite material that is stable and rigid. It will have a baked enamel finish in satin black.

Commissioner Van Deusen asked if the applicant had considered a fabric awning. Mr. MacDonald said a metal awning was chosen for simplicity and cost.

Chairman Taylor expressed concern about the black color fading. Mr. MacDonald said the baked enamel will not fade.

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

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

**ITEM 05 Application #22-233: 50 Gorham Street, CELESTE AND DAVID GREGOR, for Historic Alteration to construct a walkway and accessibility ramp.**

Celeste Gregor presented the application. They would like to widen the existing walkway to five-feet to make it ADA accessible. They are proposing a herringbone brick walk, to replace concrete. An accessibility ramp, running parallel to Catherine Street, would also be added. Both the walkway and ramp will be screened by a hedgerow or landscaping.

Commissioner Van Deusen asked if the railings would match the existing porch railings. Ms. Gregor said yes. They will be square and the same dimensions.

Commissioner Dorschel asked if the ramp is to be wooden. Ms. Gregor confirmed.

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

**MISCELLANEOUS**

The Planning Commission had an open discussion regarding signage in the community. This discussion focused on the impact of commercial flags.

In accordance with a local law, every business is permitted a commercial flag of up to 40 square feet, in addition to all other permitted signage.

The Planning Commission sees little positive impact from these commercial flags in identifying and promoting local businesses and, in fact, believes that commercial flags create a negative visual impact and even a safety hazard by distracting motorists. This minor impact currently, could be significantly worse if more businesses took advantage of this provision.

The Planning Commission recommends that the provision for commercial flags be eliminated from the Sign Ordinance.

**ADJOURNMENT**

Commissioner Dorschel moved to adjourn the meeting at 8:27. 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