

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

August 10, 2022

PRESENT: Chairman Stanley Taylor Commissioner Guy Turchetti
Vice Chairman Anne Beyer Commissioner Lindsay Van Deusen (7:05)
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 July 13, 2022 Meeting Minutes. Commissioner Hitchcock moved to approve the minutes as submitted. Commissioner Turchetti seconded the motion, which carried by unanimous voice vote (5-0).

REVIEW OF APPLICATIONS

ITEM 01 (Public Hearing) Application #22-251: 195 & 229 Parrish Street, LAKESIDE PROFESSIONAL PROPERTIES LLC., Minor Subdivision, to divide a 2.173-acre parcel from 195 Parrish Street to be consolidated with 229 Parrish Street. (Renewal of approval granted on October 12, 2021)

Pete Gorman, of Marathon Engineering, presented the application. 229 Parrish Street is fully developed and 195 Parrish Street has one of the two approved buildings constructed. The parking lots and drainage systems are linked. They are proposing to combine the two buildings onto a single lot. The remaining lot would be vacant.

Chairman Taylor noted the applicant was unable to close on the property transfer. Therefore, state and local law require them to make a new application. There has been no change to the proposal.

Chairman Taylor opened the Public Hearing. No one came forward and no written comments were received. The public hearing was then closed.

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

Commissioner Hitchcock moved that the Planning Commission **Approve** the application as submitted and presented with the following condition:

- 1. Preliminary approval is waived.

Commissioner Dorschel seconded the motion, which carried with a unanimous voice vote (5-0).

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

ITEM 02 (Public Hearing) Application #22-253: 41 North Pearl Street, EARL DERIENZO, for a Minor Subdivision to divide off a 17,000 SF building lot.

Earl Derienzo presented the application. He is proposing to divide off the wooded portion, north of his existing home. All utilities are present.

Chairman Taylor opened the Public Hearing. No one came forward.

Mr. Brown said a written comment was received from Jim and Angela Ochterski, 141 Park Avenue. They support the project, provided the subdivided lot is on the northwest corner of the existing parcel, bordering and accessible only from North Pearl Street. They encourage permanent measures to retain the natural runoff-protective functions of the subdivided lot.

Chairman Taylor closed the Public Hearing and noted that a final subdivision plat was not provided with the application. He asked if there were any 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 with the following conditions:

- 1. Approval is preliminary.
- 2. Applicant shall return with a final subdivision plat.

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

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

ITEM 03 (Public Hearing) Application #22-254: 92 South Main, THE ARC ONTARIO, for a Special Use Permit and Historic Alteration to operate a Carry-Out Restaurant (Coffee Shop) from the existing storefront and to install wall signs on the front and rear of the building.

Michelle Jungermann, Director of Social Enterprises, presented the application. The ARC Ontario is proposing to relocate their existing coffee shop to this location. A wall sign is also proposed.

Chairman Taylor opened the Public Hearing.

Denise Chaapel, Business Improvement District Manager, came forward in support of the application. She believes it will be an incredible addition to downtown.

Chairman Taylor asked if there was anyone else wishing to speak. No one came forward.

Mr. Brown said no written comments were received for this application.

Chairman Taylor closed the Public Hearing and asked if there were any additional comments or questions from the commission. Hearing none, he called for a motion.

Commissioner Van Deusen 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).

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

ITEM 04 (Public Hearing) Application #22-258: 17 Ellen Polimeni Blvd., MCDONALDS, Site Plan Review, to make modifications to the drive-through lane.

Randy Bebout, of Bohler Engineering, presented the application. Tim Potter, owner-operator, was also present, via Zoom. The proposed improvements will consist of reconfiguring the west parking lot and drive-through lane. A second side-by-side drive-through lane will be added, along with a small building addition to relocate the cash window to obtain the correct spacing between the drive-through windows, which allows for a car at each window, and a car in between. The modifications will increase the capacity for vehicle stacking from 9 vehicles to 20, allowing it to be maintained within the west parking area, and not spill out into the Parkway Plaza moving lane.

In addition, the accessible parking spaces would be relocated to reduce the potential for those spaces to be blocked by vehicles sitting in the drive-through lane. The number of parking spaces would be reduced by 18. They are proposing a new, double gateway sign to replace the existing single gateway sign, and one additional digital pre-browse sign. The other signage would be relocated.

Chairman Taylor opened the Public Hearing. No one came forward.

Mr. Brown mentioned that he has communicated with the plaza owner regarding the proposed changes. The owner supports the project, but would like to see stop bars and signs added to the exit.

Chairman Taylor closed the Public Hearing and turned the discussion to the commissioners.

Commissioner Van Deusen asked if there is an existing crosswalk from the property to connect to the other store fronts in the plaza. Mr. Bebout said no. Commissioner Van Deusen believes a walkway or striping on the pavement is important. She would prefer less signage. Mr. Bebout said a stop bar could be added.

Chairman Taylor said a painted stop bar would be helpful to delineate the end of the drive and indicate an area of caution. He believes both exit lanes should also have stop signs.

Commissioner Van Deusen said the proposal would be an improvement. The only reduction of parking spaces would be in the parking lot that is not heavily used. Mr. Bebout noted that additional green space would be added.

Chairman Taylor inquired about the dumpster area and the existing fence in the rear of the property. The fence is in disrepair and the dumpster is not well screened. Mr. Bebout agreed to address these issues.

Chairman Taylor led the commission through the submitted SEQR Environmental Assessment Form.

Commissioner Turchetti moved that the Planning Commission make a determination that Application #22-258 will not have a significant adverse effect on the environment and that a SEQR Negative Declaration be filed. Commissioner Hitchcock seconded the motion, which carried with a unanimous voice vote (6-0).

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

Chairman Taylor mentioned that the print is very small on the submitted plans, making them difficult to read. It would have been helpful to see south and east elevations of the project.

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. A stop bar shall be placed across the two exit lanes.
2. The area around the dumpster shall be cleaned and the fence repaired.

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

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

Chairman Taylor turned the chairmanship over to Vice Chair Beyer.

ITEM 05 (Public Hearing) Application #22-259: 36 Coy Street, JAMES VOLPE, for a Special Use Permit to operate a Short-Term Rental from his residence.

James Volpe presented the application. He owns three of the four houses on Coy Street. The district currently has many commercial properties. Most homes in the area are rentals, including two boarding houses and a short-term rental above the nearby Casa de Pasta restaurant.

Vice Chair Beyer asked if it would be a periodic rental and if the applicant plans to stay elsewhere when renting. Mr. Volpe confirmed it would be primarily rented out only in the summer months. He would typically limit the number of guests to four, but offer up to six by special request only.

Vice Chair Beyer opened the Public Hearing.

Arnold Perez, of 34 Coy Street, came forward in support of the application. He owns the fourth house on Coy Street. He noted that the area is primarily commercial. It is zoned Residential-Office. He has obtained letters of support from the owners of 32 and 38 Coy Street.

Vice Chair Beyer asked if there was anyone else wishing to speak to the application. Hearing none, she closed the Public Hearing.

Chairman Taylor pointed out the small parking area in the rear of the property. Mr. Volpe said it will accommodate up to seven vehicles.

Commissioner Van Deusen inquired about trash. Mr. Volpe said there are refuse bins provided in the rear or side of the property.

Commissioner Van Deusen stated that given the area and details of the application, she believes a short-term rental would be a good fit. Chairman Taylor agreed, noting that the application is set apart due to the small parking lot in the rear.

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 with the following condition:

- 1 The number of guests shall be limited to (6) six.

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

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

ITEM 06 Application #22-260: 107 Eastern Boulevard (Parkway Plaza) LEAN NATION, Architectural Review, to install a wall sign.

Samantha Price, business owner, presented the application. She is proposing an internally-illuminated, channel letter style sign, mounted to the existing raceway. It will be similar to others in the plaza.

Vice Chair Beyer asked if there were any 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.

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

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

Chairman Taylor resumed chairmanship.

ITEM 07 Application #22-262: 170 South Main Street, KIX ON MAIN, for a Historic Alteration, to remove the fabric awning on the roof top and install a pergola structure with drop-down screens.

Wyatt DeCann and Jay Palermo, of JC Concepts, presented the application. They are proposing to install an aluminum structure with motorized louvres and screens and an internal gutter system for drainage. This would replace the existing fabric awning. The screens would help to control the temperature and bugs in the warmer months, and the vinyl would help to hold in the heat in the cooler months. They would like to remove the existing handrail and open spindles, and replace with a solid half wall.

Commissioner Van Deusen inquired about height and color of the pergola. Mr. Palermo said the height would be approximately 7 inches below the existing awning. Mr. DeCann said the entire structure would be black.

Commissioner Turchetti questioned how the pergola would be mounted. Mr. Palermo said it would be bolted to the existing deck.

Commissioner Turchetti inquired about drainage. Mr. Palermo explained that water would drain into the posts and be directed into an open area onto the property.

Chairman Taylor asked about the total number of posts. Mr. Palermo said there would be eight, unless they decide to add an intermediate post on the east side.

Commissioner Van Deusen asked about fans and lighting. Mr. Palermo said two Fanbeams and four LED downlighting fixtures would be installed in the center.

Chairman Taylor believes the pergola provides a cleaner look. Commissioners Hitchcock and Dorschel agreed.

Chairman Taylor noted the finding that the structure would not be a permanent alteration to a historic building; it could be relocated. Vice Chair Beyer agreed.

Commissioner Van Deusen asked for details on the proposed half wall. Mr. Palermo said they have not finalized a design, but are considering a black corrugated steel with black PVC trim. Commissioner Van Deusen feels the metal would compete with the metal wall on the neighboring property. She believes glass would be a better choice.

Mr. Brown confirmed that the wall would be constructed of wood, but the application is to address the exterior appearance and the material used to skin the wall.

Chairman Taylor agreed that glass would be more appropriate. Mr. Palermo suggested glass for the front only. Commissioner Hitchcock approved of the compromise.

Chairman Taylor confirmed that the existing railing would be removed. He asked about the height and depth of the half wall. Mr. Palermo said the wall would be 42 inches high and 8 inches deep.

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

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. Approval is for the pergola only. Applicant shall return with design details for the half wall.

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

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

ITEM 08 Application #22-180A: 530 South Main Street, FLUFFY’S QUILT PATCH PLUS, Architectural Review to replace sign face. (Amendment to approval granted on June 8, 2022)

The applicant was not present. Mr. Brown explained that she would like to change the design of the previously approved sign. The size and location remain the same.

Commissioner Turchetti approved of the new design. It is more colorful. Chairman Taylor and Vice Chair Beyer agreed.

Commissioner Dorschel believes the word “Plus” could be in a better location on the sign.

Commissioner Van Deusen questioned the desire for a phone number on the sign. Chairman Taylor and Commissioners Dorschel and Turchetti 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 sign will be internally illuminated.
2. The lights shall be turned off by 10 pm
3. The existing external fixtures will be removed.

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

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

WORK SESSION

William Pellicano, property owner of 123 South Main Street, discussed his preliminary plans for the interior and exterior renovations to the property. He is planning to continue the use as a restaurant. The kitchen is to remain the same. He wishes to install a bar on the second floor, open the second floor for seating, and change the front entrance. He is proposing to paint the existing brick on the exterior and add outdoor gas lanterns to the front of the building.

He understands a Special Use Permit is required to expand the use to the second story. He will return with a final color scheme, a plan for trash storage, and determine if the proposed gas lanterns would be code compliant.

MISCELLANEOUS

The Commission discussed the need for a second meeting in August. All agreed that a Planning Commission meeting will be held in two weeks, on August 24, 2022.

ADJOURNMENT

Commissioner Hitchcock moved to adjourn the meeting at 9:27. 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