

**MINUTES  
CITY OF CANANDAIGUA  
PLANNING COMMISSION**

**September 14, 2022**

PRESENT: Chairman Stanley Taylor Commissioner James Hitchcock  
Vice Chairman Anne Beyer (via Zoom) Commissioner Richard Manley  
Commissioner Lindsay Van Deusen

ABSENT: Commissioner Guy Turchetti  
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 August 24, 2022 Meeting Minutes. Commissioner Manley moved to approve the minutes as submitted. Commissioner Van Deusen seconded the motion, which carried by unanimous voice vote (5-0).

**REVIEW OF APPLICATIONS**

**ITEM 01** (Public Hearing) Application #22-268: 27 Coach Street, KAREN BARTKOWSKI, for a Special Use Permit to operate a Short-Term Rental from an existing apartment.

Jeannine Sacco presented the application. They are seeking approval for a short-term rental in a previously unused, one-bedroom apartment over a legal office. They can provide accommodations for up to four guests. There is adequate parking for six vehicles. The trash is collected by the city.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said that no written comments have been received. Chairman Taylor then closed the Public Hearing.

Commissioner Manley said this is a fairly straightforward application. Commissioner Hitchcock agreed.

Commissioner Van Deusen noted the minimal impact for short-term rentals within a commercial zone district.

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 Manley seconded the motion, which carried with a vote (5-0).

Commissioner Manley

Voting

YES

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

**ITEM 02 (Public Hearing) Application #22-273: 39 Coach Street, PEACEMAKER BREWING COMPANY, for Site Plan Review and Architectural Review to install a seasonal tent.**

Todd Reardon, property and business owner, presented the application. He is seeking approval to erect a white, 20' x 40' tent from November through February, to extend the season of their outdoor activities. The tent would be heated with interior lighting and drop-down windowed sides.

Chairman Taylor asked about occupancy. Mr. Reardon said it will accommodate up to 50 people.

Chairman Taylor asked if all outdoor music and seating would be contained within the tent. Mr. Reardon said there may be some seating outside, weather permitting.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said that no written comments have been received. Chairman Taylor then closed the Public Hearing.

Commissioner Hitchcock said the application is straightforward.

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 Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (5-0).

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

**ITEM 03 Application #22-280: 47 Gibson Street, GEORGE & MARY HAMLIN, for a Historic Alteration to replace existing fence along Catherine Street.**

Kyle Marianacci, of Marianacci Builders, represented the applicant. The property had a thick hedgerow that was removed or damaged during a recent sidewalk reconstruction. That has revealed an old and damaged metal chain link fence that was within this hedge. The proposal is to replace this with a black, metal fence that will match the existing gate. A new section of fence, north of the entry gate, would also be added.

Chairman Taylor inquired about the existing hedges. Mr. Marianacci said the intent is to remove all hedges to the north and trim those on the south side, if possible.

Chairman Taylor asked if the hedges will be inside the fence. Mr. Marianacci said yes.

Commissioner Manley approves of the proposal. It will look nice.

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.

Commissioner Van Deusen seconded the motion, which carried with a vote (5-0).

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

**ITEM 04      Application #22-284: 100 Gorham Street, GARY SCHLEMMER, for a Historic Alteration to install a fence.**

Gary Schlemmer presented the application. He is proposing a fence that begins 60 feet from the street and extends into the rear yard. The portion that is visible from the street or right-of-way would be a 6-foot privacy fence in the west side yard and near the garage on the east side. It will be a white, wooden fence with a scalloped-top design.

Chairman Taylor asked if the fence is to be stained white. Mr. Schlemmer said it will be painted white.

Chairman Taylor asked if there were any 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 Hitchcock seconded the motion, which carried with a vote (5-0).

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

**ITEM 05      (Public Hearing) Application #22-285: 458 South Main Street, STEPHEN STANLEY, for a Special Use Permit to operate a Short-Term Rental from an existing apartment.**

Stephen and Jennifer Stanley presented the application. The apartment is an existing long-term rental that has recently become vacant. It is a one-bedroom unit with accommodations for up to four guests. Last year, another apartment in the home was approved for a short-term rental. The property also contains a salon. There are six parking spaces on site.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said that no written comments have been received. Chairman Taylor then closed the Public Hearing.

Mr. Brown asked if the parking spaces are labeled. Mrs. Stanley said they were previously labeled, but it proved to be more of an inconvenience.

Commissioner Van Deusen noted the finding that the property is within a Mixed-Use zone district, making it more suitable for short-term rentals.

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 Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (5-0).

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

**ITEM 06      Application #22-289: 355 North Main Street, ZACH LETTA, for a Historic Alteration to replace porch columns.**

Zach Letta presented the application. During a recent Rental Housing Inspection, he was cited for the poor condition of the front porch. Due to the significant deterioration he is proposing to replace the entire porch. He is proposing 6" x 6" dimensional lumber to replace the columns.

Chairman Taylor questioned the decision to replace the round columns with square posts, as opposed to repairing them. The existing columns are in decent shape. He believes the square shape would change the historic look of the property.

Commissioner Manley agreed. He is concerned about changing the columns. They should be replaced in kind if beyond repair.

Chairman Taylor pointed out the handrail on the steps does not match the design of the porch railing. The proposal does not appropriately address the historical features of the home.

Commissioner Hitchcock asked if the applicant had considered replacing in kind. Mr. Letta said no. The contractor proposed the 6" x 6" posts and since he is eager to complete the project before winter, he had not considered any alternatives.

Commissioner Beyer said if the historic features of the porch are to be removed, the applicant needs to

show why it is not feasible to repair or replace in kind.

Commissioner Van Deusen asked if the existing porch railings could be reused. Mr. Letta said he believes they are salvageable, but he would prefer to replace with new materials.

Commissioner Manley would like the applicant to provide more details on both repairing and replacing the railings and columns. He is not a fan of the 6" x 6" posts.

Commissioner Van Deusen mentioned that a schematic of the proposed design would be helpful.

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 **Table** the application to allow the applicant to explore options that comply with the Department of Interior historic standards.

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

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

**ITEM 07**      **Application #22-290: 137 North Main Street, CHARLES & JENNIFER SCHAEFER, for a Historic Alteration to expand the driveway.**

Charles Schaefer presented the application. They would like to expand and pave the parking area from their driveway off Dungan Street to accommodate future tenants of their two apartments. There are existing hedges, four feet from the sidewalk, that provide screening. They are proposing to remove the hedges and replace with new shrubs and mulch.

Chairman Taylor asked if there were any 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 condition:

1. A minimum 4-foot buffer with screening shall be maintained between the sidewalk and pavement.

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

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

**MISCELLANEOUS**

Mr. Brown reminded the commission that the next Environmental and Ordinance Committee meeting is scheduled for Tuesday, September 27<sup>th</sup>. The Planning Commission is scheduled to discuss their recommendation for eliminating commercial flags from the Sign Ordinance. Chairman Taylor and Commissioner Van Deusen confirmed they will be attending on behalf of the commission.

The Commission discussed the need for a second meeting in September. All agreed that a second meeting is not warranted and the next meeting will be held as usual on the second Wednesday of the month, October 19, 2022.

**ADJOURNMENT**

Commissioner Van Deusen moved to adjourn the meeting at 7:55. Commissioner Manley seconded the motion which carried with a unanimous voice vote (5-0).

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Richard Brown  
Director of Development & Planning

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Stanley Taylor  
Planning Commission Chairman