

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

May 12, 2020

PRESENT: Chairman Torsten Rhode Commissioner Guy Turchetti
 Vice Chairman Stanley Taylor Commissioner Lindsay Henehan
 Commissioner Jeff Ayers Commissioner Thomas Lyon
 Commissioner Anne Beyer

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

CALL TO ORDER

Chairman Rhode called to order the meeting of the City Planning Commission at 7:00 P.M. (The meeting was held remotely via the Zoom online platform.)

APPROVAL OF MINUTES:

Chairman Rhode asked if anyone had any additions or corrections to the March 10, 2020 Regular Meeting Minutes. Commissioner Turchetti moved to approve the minutes as submitted. Commissioner Lyon seconded the motion, which carried by unanimous voice vote (7-0).

REVIEW OF APPLICATIONS

ITEM 1 **Application #19-311D: 170 South Main Street, PATRICK GLEASON, for a Historic Alteration to modify the approved sign and railing designs approved on November 12, 2019.**

Patrick Gleason presented the application. He is proposing a modification to the approved “black metal railing” around the rooftop dining area. He is now proposing a wooden railing with black metal spindles. The wood would be stained to match the color of the front door.

Vice Chairman Taylor asked if the wood on the railing is to be painted or stained and whether the window frame would be included. Mr. Gleason stated that the door, window frame and railing will all be stained to match, in a dark, chestnut-brown color.

Vice Chairman Taylor asked if the green board that is currently above the awning will remain. Mr. Gleason confirmed that once the weather permits, the green paint will be changed to match the new color of the brick, which was formerly approved.

A projecting sign coming perpendicular off the face of the building was previously approved. Mr. Gleason now is opting for a standard flat, wall sign. The sign proposed is the same size and design as the sign that was approved (and installed) over the rear entrance.

Vice Chairman Taylor asked if the dimensions of the wall sign would be the same as the existing sign in the rear of the building. Mr. Gleason confirmed that they would both be 16 square feet.

Chairman Rhode inquired whether the sign would fit within the sign board space above the door. Mr. Gleason confirmed that it would.

Commissioner Ayers asked if the existing temporary sign is to be removed. Mr. Gleason confirmed that the banner will be taken down.

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

Vice Chair Taylor moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Henehan seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 2 Application #20-068: 40 Gibson Street, CAROLINE KIMBER, Historic Alteration, to replace the existing windows.

The property owners, Caroline Kimber and Jordan Dobies presented the application. Brian Buckley of Wonder Windows was also present.

Mr. Buckley described the existing windows as non-functional, neglected windows that are contributing to significant heat loss. Chairman Rhode asked for details. Mr. Buckley said they are painted in place and do not operate. In addition, the glazing is gone and the ropes are broken. He believes they are beyond repair or it would be a major expense to make them functional.

Chairman Rhode inquired about the type of windows that are being proposed. Mr. Buckley described them as a solid composite with no sheen, made to look like painted wood. There would be fixed internal grids between the panes of glass, in the same configuration as the existing windows.

Vice Chairman Taylor feels this is a prominent house with visibility on all four sides. He asked if all sides would have replacement windows. Ms. Kimber said they do plan to replace the windows on all four sides.

Chairman Rhode feels the windows are such an important feature of this iconic house and recommends repairing them instead of replacing them. He feels the evidence does not show that they are beyond repair.

Commissioner Henehan is not opposed to a composite window, but believes the grid between the panes is very noticeable and will not have the desired, historical look. She believes exterior grids are more appropriate.

Commissioner Lyon believes the appearance of the windows affects the character that is distinctive to this house. The view from outside should give the appearance of separated panes of glass and this can only be achieved with exterior grids.

Mr. Buckley said the product does offer an option with a full “simulated grid” that is both between the panes and on the exterior, but that this option was cost prohibitive to the applicant.

Commissioner Lyon and Vice Chair Taylor questioned if there is an option to have exterior grids only. Mr. Buckley stated that there is an option for interior and exterior grids, but exterior-only is not how they are typically done.

Commissioner Ayers would like to see documentation indicating that the windows are rotting and beyond repair.

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

Commissioner Lyon moved that the Planning Commission **Deny** the application as submitted.

Commissioner Henehan seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 3 Application #20-069: 8 Howell Street, TIMOTHY OWENS, Historic Alteration, to replace the existing driveway.

Timothy Owens, the homeowner, presented the application. Mr. Owens said that the neighbor's driveway is standard concrete. He proposes a light brown, stamped concrete with a cobblestone appearance. However, at the apron, where the two drives adjoin, he would use a smooth, brushed concrete to match the neighbor.

Vice Chairman Taylor inquired whether the existing curb, on the right side of the drive, would remain. Mr. Owen explained that the curb was installed by the contractor for structural purposes when they installed the neighbor's concrete driveway. If the contractor determines that it is advisable for it to stay, then it will remain. Regardless, he said the existing soil and shrub area would remain. That is on the neighbor's property.

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

Vice Chairman Taylor moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Henehan seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 4 Application #20-070: 71 South Main, PATRICIA ROHRER, Historic Alteration, to repair the southern, upper story wall.

Patricia Rohrer and Kim Ratzel presented the application. Peter Quinzi of Quinzi Construction was also present. The exposed, southern wall of the building is not the original brick, but a veneer that was added at a later date. That veneer has been failing and they propose to have it repaired with a similar brick veneer. There is an area approximately 800 square feet to be replaced. Mr. Quinzi explained that the wall has been compromised due to age and weathering and there has been no effort to protect the structural integrity. He is proposing an underlayment of galvanized lathe and stucco and then brick veneer to match.

Vice Chairman Taylor inquired about the chances of the brick veneer popping off. Mr. Quinzi explained that was the purpose of the lathe; to give the veneer something to adhere to.

Commissioner Lyon asked if the bricks would be the same dimensions as the existing brick. Mr. Quinzi described the height as the same, with a slightly different length. He plans to weave in the brick, so there is no straight seam, which will help it go unnoticed.

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

Commissioner Henehan moved that the Planning Commission Approve the application as submitted and presented.

Vice Chair Taylor seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 5 Application #20-084: 302 Eastern Blvd., PRISM INK & PACKAGING, Architectural Review, to install a wall sign.

Nicholas and Kristin Verrette presented the application. He is seeking a sign for his FedEx shipping store. The sign he is proposing is illuminated with a back drop, and is similar to the one displayed at Bed, Bath and Beyond.

Commissioner Turchetti asked if it would be flat or a boxed, three-dimensional sign. Mr. Verrette confirmed that it will be a boxed, three dimensional sign with back lighting.

Vice Chairman Taylor noted that all of the other stores in the plaza and surrounding areas have single lettering signs. This sign is totally different. He believes it is important to remain consistent with the existing style.

Commissioner Lyon pointed out that the Bed, Bath and Beyond sign is three-dimensional lettering in a single color on a different colored background. The applicant's sign is not consistent with this.

Commissioner Ayers noted that Bed, Bath and Beyond has raised channel letters and the applicant's sign does not.

Commissioner Henehan asked if all of the other signs in the plaza are backlit. Mr. Brown confirmed that all signs in the plaza have letters that are lit internally.

Mrs. Verrette asked if the design of white lettering and a pyramid on a turquoise background is acceptable. Chairman Rhode believes the artwork is fine. However, the channel style for the lettering and the pyramid is preferred. A background that encompasses the entire sign board would also help to make it more consistent with the other signs in the plaza.

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

Vice Chairman Taylor moved that the Planning Commission **Table** the application to allow the applicant to return to the Planning Commission with a design that is more consistent with the three-dimensional style signs in the rest of the plaza.

Commissioner Ayers seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 6 **Application #20-088: 254 South Main Street, FREQUENTEM BREWING CO., Architectural Review, to install two wall signs and a ground sign.**

David D'Allesandro presented the application. Denise Chaapel, Downtown Manager was also present.

He is proposing a low, brick monument sign near the location of the previous pole sign. It is a backlit channel light sign. He is also proposing wall signs on the front and rear gable ends of the building.

Commissioner Henehan asked about lighting for the sign on the front of the building. Mr. D'Allesandro explained that there are three, existing, gooseneck fixtures at the top of the gable on Main Street.

There was some discussion regarding permitted ground signs in the business district. Ms. Chaapel stated that there are eight kiosk signs throughout the district. Mr. Brown noted that the former Woodcutter's Loft used to have a ground sign. Vice Chairman Taylor believes the ground sign is an improvement over the former Byrne Dairy pole sign. He noted that this is one of the very few places in the downtown business area that has any grass to display a ground sign.

Commissioner Lyon asked if the applicant has considered alternatives to painting directly on brick. Mr. D'Allesandro said they chose this style because they are seeking a look that is classic

and timeless. Additionally, the gooseneck fixtures may create a shadow over a two or three-dimensional sign.

Chairman Rhode made the observation that painting on a brick wall of a historic building may not be appropriate, but this particular building is not historic.

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

Commissioner Henehan moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Turchetti seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 7 Application #20-089: Pier 2, Boathouse #32, DAVID JONES, Historic Alteration, to reside the front of the existing boathouse.

David and Lynnette Jones presented the application. They would like to remove the existing siding and install 4x8 Hardie Panel sheets with batten boards applied to give the appearance of a traditional board & batten siding. The color would be light mist (grey). The white trim would also be a Hardie material. The existing window would stay but they may replace the door with a standard, steel exterior door.

Chairman Rhode asked for confirmation that replacing the door is included in the application. Mr. Jones explained that they are including the door so that in the event there is a problem when the siding is installed, they would have approval to replace it.

Chairman Rhode asked if the proposed siding only involves the front. Mr. and Mrs. Jones confirmed that it will be only the front side that faces the walkway.

Chairman Rhode asked if anyone had any additional comments or questions. Hearing none, he called for a motion.

Vice Chairman Taylor moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Lyon seconded the motion, which carried with a vote (7-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ADJOURNMENT

Vice Chairman Taylor moved to adjourn the meeting at 8:52. Commissioner Henehan seconded the motion which carried with a unanimous voice vote (7-0).

Richard Brown
Director of Development & Planning

Torsten Rhode
Planning Commission Chairman