

**MINUTES  
CITY OF CANANDAIGUA  
PLANNING COMMISSION**

**July 9, 2019**

PRESENT: Chairman Torsten Rhode  
Vice Chairman Stanley Taylor  
Commissioner Jeff Ayers  
Commissioner Anne Beyer  
Commissioner Adrienne Kantz  
Commissioner Lindsay Pennise

ABSENT: Commissioner Guy Turchetti

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

**CALL TO ORDER**

Chairman Rhode called to order the Regular Meeting of the City Planning Commission at 7:00 P.M.

**APPROVAL OF MINUTES:**

Chairman Rhode asked if anyone had any additions or corrections to the June 11, 2019 Meeting Minutes. Vice Chairman Taylor moved to approve the minutes as submitted. Commissioner Ayers seconded the motion, which carried by unanimous voice vote (6-0).

**REVIEW OF APPLICATIONS**

**ITEM 1      Application #19-152: 490 North Main Street, VALVOLINE INSTANT OIL CHANGE, Site Plan Review and Architectural Review to construct a 720 SF addition with site improvements. (Tabled on June 11, 2019)**

This application was tabled to allow the applicant to identify the southern property line and determine if the existing vegetation will negate the need for a privacy fence, to produce a landscaping plan including an inventory of trees and vegetation to be removed, and to amend the site plan indicating a revised dumpster location as discussed.

Commissioner Ayers moved to lift the item from the table. Commissioner Kantz seconded the motion, which carried with a unanimous voice vote (6-0).

Chris Corfield, from Whelan & Curry, the project engineer, represented the application. He provided photographs with flags indicating the southern property line and stakes marking the building corners of the proposed addition. There are two trees flagged for removal. He hopes this satisfies concerns and eliminates the need for a full tree inventory.

Chairman Rhode visited the site. He found the stakes and flags to be very helpful. Vice Chairman Taylor agreed.

Vice Chairman Taylor questioned the proposed new dumpster location on the southwest corner and asked for clarification that this would not require the removal of an additional tree. Mr. Corfield explained everything would be cleared from the existing asphalt to the flag line.

Mr. Brown asked the board if the fence was needed, since the existing vegetative screen will not be affected by the proposed addition. Chairman Rhode prefers the existing foliage to a fence. Vice Chairman Taylor agreed.

Commissioner Beyer proposed a fence requirement, should the existing vegetation be lost. Chairman Rhode stated that this could be a condition of approval.

Vice Chair Taylor moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. The privacy fence indicated along the southern property line shall not be constructed at this time. However, in the event the existing vegetative screen is lost, the privacy fence shall be installed by the applicant.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 2      Application #19-155: 185 North Main Street, ST. JOHN’S EPISCOPAL CHURCH, Historic Alteration to renovate the rear, two-story covered porch. (Tabled on June 11, 2019)**

This application was tabled to allow the applicant to produce plans to match the existing railing details, provide a final color scheme to match the current three-shade color, and to produce a plan for repairing or replacing the missing shutters.

Vice Chairman Taylor moved to lift the item from the table. Commissioner Kantz seconded the motion, which carried with a unanimous voice vote (6-0).

Robert Johnston, of B&B Builders, represented the application. Richard Rank was also present to discuss the proposed plan for replacing the shutters.

Mr. Johnston submitted a revised drawing showing the rectilinear balusters to be replicated with Azak composite (1"x3"). He provided a railing sample and explained that the spindles would be hand-cut. He confirmed that the current three-shade color scheme would be maintained.

Mr. Rank provided quotes for custom, cedar shutters. Included are three sizes to replicate the existing shutters. He presented a piece of the existing shutters to indicate the color would be matched. Chairman Rhode asked which of the quotes they were proposing. Mr. Rank said they would choose the heavy-duty type shutters.

Vice Chair Taylor asked if B&B Builders would be installing the shutters with the porch renovation. Mr. Johnston confirmed they would be completing both projects. He said the shutters would not be installed with operable hardware, but affixed to the wall.

Commissioner Kantz asked if this would be a complete replacement of all shutters. Mr. Johnston said that they would be replacing the shutters on all three sides of the building that originally had shutters installed.

Commissioner Pennise spoke about a timeline for the two projects. Chairman Rhode encouraged that requirement.

Commissioner Pennise moved that the Planning Commission Approve the application with the following conditions:

1. The handrail shall be constructed as presented.
2. The shutters to be installed will be the heavy-duty type quoted, with a deadline for installation to be December 2019.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 3 (Public Hearing) Application #19-189: 325 & 329 South Main Street, AOJ PROPERTIES LLC, Minor Subdivision, to combine the two, developed properties into a single lot.**

Jennifer Morello represented the application. Two properties are involved, both owned by Dr. Tanoory: “Finger Lakes Dental” and the former “Dentistry Today”. They would like to now combine the offices internally, but Building Code does not allow openings across a property line. To facilitate the interior renovations, they need to combine the parcels.

Chairman Rhode opened the Public Hearing. Seeing no one, the hearing was closed.

Commissioner Rhode reminded everyone that by code, subdivision is a two-step process. In order to issue Final Approval at this meeting, a motion is required “waiving Preliminary Approval.”

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

1. Preliminary approval is waived

Vice Chair Taylor seconded the motion, which carried with a unanimous vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 4 Application #19-190: 110 Grove Drive, GREG BENNETT, Historic Alteration to construct a 780 SF detached garage.**

Chairman Rhode noted that this home at 110 Grove Drive is not historic, but it is within the “The Brigham Hall District”, which “includes the grounds of the former Brigham Hall Hospital and structures thereon...” While the property was divided off from the original Brigham Hall property, the city still regulates the adjacent properties to ensure that new construction will not detract from the historic structure.

Greg Bennett, the homeowner, represented the application. He stated that the house was built in 1990. He is proposing a two-car detached garage with vertical, steel siding and a metal roof.

Commissioner Pennise asked if vinyl siding is an acceptable option on these historic grounds. Mr. Brown said that under the code, siding materials are neither permitted nor prohibited. The

Planning Commission must make a case-by-case determination regarding the historic appropriateness of a proposal.

Vice Chair Taylor proposed matching the siding material to the existing siding of the house. He feels that steel would be out of place in this area. Commissioner Beyer agreed, saying the vertical metal siding looks industrial.

Mr. Bennett said he prefers the zero-maintenance of the steel and believes vinyl siding to match would increase his cost by almost \$3,000. He is also concerned that he would not be able to match the width of the siding to the existing siding on the house.

Mr. Bennett stated that he has decided to change the proposed roof to a 6/12 pitch to match the house. Chairman Rhode believes this is a good choice, but he also feels the siding is more of an issue than the roof.

Commissioner Ayers prefers to see more architectural detail in buildings in this area. He feels the proposed garage has more of an agricultural look. Mr. Bennett said the garage would not be very visible as it is lightly screened behind a large bush.

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

1. Horizontal, vinyl siding will be used instead of the proposed vertical steel siding.
2. Colors to match those of the house.
3. The metal roof will have a 6/12 pitch.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 5      Application #19-191: 88B South Main Street, JAZZERCIZE, Historic Alteration to replace the existing wall sign on the rear of the building.**

Karen Hall, the business owner, represented the application. Jazzercise is relocating to a studio formerly occupied by “Core Rhythm Pilates”. They wish to reuse the existing oval sign board, which is located at the entrance from the rear parking lot. The sign will be the same size at the same location. The sign will not be removed; the vinyl lettering will simply be peeled off and replaced.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 6      (Public Hearing) Application #19-196: 300 Eastern Boulevard, COR DEVELOPMENT, Minor Subdivision, to divide off a 2.4-acre parcel from the existing 9.8-acre parcel.**

Andy Hart of Bergmann Associates represented the application. He explained that the subdivision was to allow the plaza owner to sell off an undeveloped portion of the property to an unnamed tenant. At this point there is no proposal to change the physical site.

Chairman Rhode opened the Public Hearing. Seeing no one, the hearing was closed.

Mr. Hart stated that there would be a reciprocal easement allowing access from the larger to the smaller lot. Mr. Brown asked if any utilities would be affected. Mr. Hart said storm water drainage is affected, but would be included in the easement.

Commissioner Rhode reminded everyone that by code, subdivision is a two-step process. In order to issue Final Approval at this meeting, a motion is required “waiving Preliminary Approval.”

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

1. Preliminary Approval is waived

Vice Chair Taylor seconded the motion, which carried with a unanimous vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 7      Application #19-197: 254 South Main Street, MEAGAN AND DAVID D’ALLESANDRO, for a Historic Alteration to modify existing building exterior and create outdoor seating area.**

Chairman Rhode stated that in December of 2018, the applicant received approval for a Special Use Permit to run an Eating and Drinking Establishment (brewery and tasting room) in the former Byrne Dairy building. There were no site improvements proposed at that time and the Planning Commission approved the use permit with the condition that prior to commencing the use, the applicant shall return with a plan for site improvements and signage.

David D’Allesandro, the business owner, represented the application. With him was Andrew Hintenach from Sky High Architecture. They have submitted a plan to modify the building and make some limited site improvements. The door and window openings are expanded and new openings are proposed, including glass “garage doors”. Also, a raised ridgeline over the central gable is created to bring light into the interior. An outside seating area is planned with a brick wall enclosure.

Mr. Brown asked if the dumpster would remain in the same location. Mr. D’Allesandro indicated that it would remain in its present location; however, the area would be paved. He has decided to include the existing gravel area in the paving plan.

Vice Chair Taylor asked about the specific planting materials and if there was a plan to remove the existing pole sign. Mr. D’Allesandro stated that he has not yet made a detailed landscaping plan. He is proposing to remove the pole sign and replace it with a ground sign.

Chairman Rhode inquired about the roofing material and asked if the new brick would match the existing color of the building. Mr. D’Allesandro said the roofing material would be the same as the existing roof and the brick would also be painted to match the current color.

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

1. The changes to the building exterior are approved.
2. The applicant shall return to the Planning Commission with:
  - a. Landscape plan to include planting materials and design of the dumpster enclosure
  - b. Lighting plan
  - c. Signage details

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 9      Application #19-205: 20 Pleasant Street, SQUARE KNOT BREWING, Architectural Review to replace the existing wall sign.**

Paul Newhook and Nathan Crane, the business owners, represented the application. This brewery will be replacing *Peacemaker Brewing Company* in the property they shared with *Beehive Brew Pub*. The proposed sign will be in the same location, but smaller than the current sign. They are only proposing one sign at this time. They would like to have the sign on the east side of the building removed by the owner.

Chairman Rhode asked if there is any shadowing or marking from the prior sign. Mr. Newhook said they will clean the area since the new sign is smaller.

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

1. The sign on the east side of the building is to be removed.
2. The areas behind the signs will be cleaned.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**ITEM 10      Application #19-206: 415 North Main Street, MOSAIC FELLOWSHIP, Architectural Review to replace the existing ground sign.**

David Viggiani, a member of the church, represented the application. He said that the new sign is to be installed directly over the existing sign board. The retaining wall garden, support posts, and lights will remain.

Commissioner Kantz asked if the sign is double sided. Mr. Viggiani confirmed that it is. He also stated the size of the sign is 18 SF.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**SUPPLEMENTAL AGENDA**

**ITEM 1      Application #19-210: 130 Howell Street, JOHN and DOROTHY WILSON, Historic Alteration to construct an accessibility ramp on the west side of the home and to replace the asphalt driveway with pavers.**

John and Dorothy Wilson, the homeowners, represented the application. Mrs. Wilson explained that their driveway is in rough shape and they would like to install pavers in place of the asphalt. The additional access ramp is necessary for egress while the driveway is under construction, but it will remain so that they have two points of accessibility.

Chairman Rhode asked if the ramp and rails would also be painted. Mrs. Wilson confirmed that it will be pressure treated, premium decking that is not recommended to be painted for approximately one year, but they do plan to paint it at that time. They will also be painting the spindles, which will be a turned rail design.

Vice Chair Taylor asked if there would be ramp access on both sides of the house. Mrs. Wilson said access on both sides is needed, especially in the winter due to wind and heavy snow build-up on the north side.

Commissioner Ayers and Chairman Rhode both noted that the ramp is an alteration that could be reversible in the future. Mrs. Wilson confirmed that it would be, however she feels having the ramp installed would serve to improve access for future residents that may desire a historic home, but require this accessibility.

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

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Pennise	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Turchetti	Voting	ABSENT
Chairman Rhode	Voting	YES

**WORK SESSION**

**ITEM 1 (Public Hearing) Application #19-198: 32 Coach Street, THREE HUSKIES BREWING, Special Use Permit, Site Plan Review, and Historic Alteration to construct a 2,700 SF brewery, tasting room, and restaurant. (Modification to plan approved on May 9, 2017.)**

Todd Henderson represented the application. Andrew Hintenach of Sky High Architecture was also present. Mr. Henderson has determined that the previously approved design would not function well. The proposed use is largely the same; however, the site plan has been revised for a larger, undeveloped lawn area for outdoor activities and they are proposing a smaller, more open, seasonal building with rooftop dining. As with the previous plan there is no outside parking, but there is an adjacent municipal parking lot.

Chairman Rhode asked about the intended hours of operation. Mr. Henderson said it would be only on rare occasion that they would be open past midnight.

Chairman Rhode informed Mr. Henderson that while they are not required to provide parking, there needs to be a plan in place to provide safe walkways to both sides of the building.

Commissioner Taylor inquired about the materials to be used on the exterior. Mr. Henderson described Hardie plank, cement boards in an olive-green color with glass overhead doors.

Chairman Rhode asked about the hours of operation. Mr. Henderson said they expect to be open until 10 p.m. on weeknights and no later than midnight on weekends or special occasions.

Commissioner Ayers commended the applicant on the new design.

**MISCELLANEOUS**

Vice Chair Taylor reported on the latest Comprehensive Planning Committee meeting. The topics were historic preservation, urban forestry and the environment.

**ADJOURNMENT**

Commissioner Kantz moved to adjourn the meeting at 9:32. Vice Chair Taylor seconded the motion which carried with a unanimous voice vote (6-0).

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Richard Brown  
Director of Development & Planning

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Torsten Rhode  
Planning Commission Chairman