

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

September 8, 2020

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

ABSENT: Chairman Torsten Rhode

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

CALL TO ORDER

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

APPROVAL OF MINUTES:

Vice Chairman Taylor asked if anyone had any additions or corrections to the August 11, 2020 Regular Meeting Minutes. Commissioner Beyer moved to approve the minutes as submitted. Commissioner Lyon seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 1 **Application #20-209: 50 Grove Drive, JASON MANG, Historic Alteration to replace the roof on the existing structure. (Tabled August 11, 2020)**

Commissioner Ayers made a motion to lift the application from the table. Commissioner Turchetti seconded the motion, which carried with a unanimous voice vote (6-0).

Jason Mang presented the application. He is returning with proposed options for roof shingles in various shades of greys and browns. He has provided a ranking of six alternatives.

Commissioner Ayers noted that the cost of replacing the slate in kind would be prohibitive.

Commissioner Beyer asked if the applicant intends to keep the existing slate on the vertical surfaces. Mr. Mang confirmed that he is not planning to replace the vertical slate at this time.

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

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

1. The color of the shingles shall be Estate Gray.
2. The existing vertical slate shall remain.

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

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	Absent	

ITEM 2 Application #20-229: 282 Eastern Blvd., CHIPOTLE, Architectural Review, to install two 29 SF wall signs.

Jim Riley of Premier Sign Systems presented the application. They are seeking approval for two identical wall signs with internally illuminated channel letters.

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

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

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

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	Absent	

ITEM 3 Application #20-239: 183 South Main Street, FULLSEND, Architectural Review, to install a 44 SF wall sign.

Ian MacDonald, of Historic Sign Restoration, presented the application. He has submitted two alternatives: one that spans across the columns, and a second option that divides the graphic into three components and places one into each of the signboard sections.

Commissioner Henehan asked how the logo would be attached with the three-component option. Mr. MacDonald described a concealed, stainless-steel frame that would give the illusion that the logo is floating.

Commissioner Lyon feels the three-piece sign is a better option. It preserves the architectural character of the building. He asked for clarification on the level of protrusion of the center, logo piece. Mr. MacDonald said it will be in line with the cornice above.

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

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

1. The sign shall be comprised of three separate pieces as presented.
2. The two outer portions shall be maroon.

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

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	Absent	

ITEM 4 Application #20-244: 94 South Main Street, REBECCA POLLOT, Historic Alteration, to paint the trim and install exterior light fixtures.

Rebecca Pollot presented the application. She has a purchase offer on the vacant building and is preparing it for a future tenant. The existing signage will be removed. She plans to paint the storefront areas that are presently blue and white with black. The existing light fixtures will be replaced with a caged type fixture.

Vice Chairman Taylor asked if the existing blue trim, on the windows of the second and third stories above, would also be painted black. Ms. Pollot explained that they are not planning to paint them at this time. Eventually, however, they will be painted black as well. The existing red door will remain.

Commissioner Ayers asked for confirmation that no brick is to be painted. Ms. Pollot confirmed.

Commissioner Lyon found the presented examples of similar buildings painted in black trim to be helpful.

Commissioner Henehan questioned whether the awing would be removed. Ms. Pollot said they do plan to remove it.

Ms. Pollot stated that the existing fixtures are in need of replacement. Vice Chairman Taylor asked if the new fixtures are bigger. Ms. Pollot described them as only slightly larger.

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

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

1. No brick shall be painted.
2. The window trim on the upper floors will be painted black at a later date.
3. The awning shall be removed.

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

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	Absent	

ITEM 5 Application #20-245: 243 Gorham Street, FACTORY 243, Architectural Review, amendment to design of “Building #4” from October 17, 2017.

Don Lasher of Capstone Real Estate Development presented the application. The small outbuilding that they refer to as Building 4, had a painted sign reading; “LISK MANUFACTURING CO LTD”. They intended to restore the brick façade and rework the other walls and interior. During demolition, they discovered there was no real structure behind the portion of the building that contained “LISK”. It had been tied into another building that was removed.

Vice Chairman Taylor asked if the applicant had considered adding “LISK” above the existing signage on the front of the building. Mr. Lasher believes that for marketing reasons, it would be better to have the entire name added to the back. They would transfer the lettering to the back of the renovated building by painting it onto the brick. This would allow future commercial tenants of the building to use the front side for signage.

Commissioner Henehan feels the new design is odd and there is no point in preserving the structure, now that the historical signage has been compromised. Commissioner Lyon agrees.

Mr. Lasher explained that they would like to save this building to provide a buffer between the parking area and the lawn area. He asked for approval to enclose and stabilize the structure for now, and return to the Planning Commission with a proposal for the façade.

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

Commissioner Henehan moved that the Planning Commission Approve the application as presented with the following conditions:

1. The structure may be stabilized and the applicant shall return with future design options.
2. All efforts shall be made to preserve the remaining historic signage.

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

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	Absent	

ITEM 6 Application #20-249: 170 Eastern Blvd., RITE AID, Architectural Review, replace existing signage, same size and location.

Scott Williams presented the application. Rite Aid is doing a rebranding and making slight changes to their font and also changing their icon. All signs will be changed slightly, but no change to number, size, or location.

Commissioner Henehan noted the new pylon sign is brighter and asked if it is to be lit. Mr. Williams confirmed that it is lit and will appear slightly brighter than the old, weathered sign.

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

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

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

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	Absent	

ITEM 7 Application #20-250: 91 Eastern Blvd., (Parkway Plaza), PLANET FITNESS, Architectural Review, alter façade and install signage.

Jeff Saeger, the property owner, presented the application. Planet Fitness intends to take the space formerly occupied by Rite Aid, but would like to add more glass around the entry.

Vice Chairman Taylor inquired whether the glass would have visibility from both sides. Mr. Saeger confirmed that people would be able to see both in and out.

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

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

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

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	Absent	

ITEM 8 **Application #20-252: 76 South Main Street, MAC'S PHILLY STEAKS, for a Historic Alteration, to replace sign.**

Ryan MacNamara presented the application. He is proposing to replace the existing aluminum wall sign with one that has already been produced. It will be a 2' x10' carved, wooden sign.

Vice Chairman Taylor asked if the new sign would be smaller. If so, he would like to have the area behind it painted white. Mr. MacNamara said the new sign may be slightly smaller, but he agrees that painting it white would be a good choice. Commissioner Henehan believes it would look better in grey to match the upper portion of the building.

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

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

1. The area behind the sign shall be painted grey to match the upper portion of the building.

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

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	Absent	

MISCELLANEOUS

Commissioner Lyon informed the Commission that the Comprehensive Plan has been approved by City Council.

ADJOURNMENT

Commissioner Ayers moved to adjourn the meeting at 8:30. Commissioner Lyon seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Stanley Taylor, Vice Chairman
Planning Commission