

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

December 10, 2019

PRESENT: Chairman Torsten Rhode Commissioner Guy Turchetti
 Vice Chairman Stanley Taylor Commissioner Anne Beyer
 Commissioner Jeff Ayers Commissioner Adrienne Kantz

ABSENT: Commissioner Lindsay Henehan

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 November 12, 2019 Meeting Minutes. Vice Chairman Taylor moved to approve the minutes as corrected. Commissioner Kantz seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 1 **Application #19-115C: 39 Coach Street, PEACEMAKER BREWING COMPANY, Architectural Review to install a fence. (Tabled from November 12)**

Todd Reardon represented the application. He is proposing a 3-foot high, black metal picket fence to enclose the side yard of their property and a 6-foot white vinyl privacy fence for the back.

Vice Chair Taylor asked why the 6-foot vinyl fence is necessary along the rear property line. Mr. Reardon explained that a privacy fence is needed in the back because it borders a residential property. Vice Chair Taylor feels a white vinyl fence adjacent to the historic district is not appropriate.

Chairman Rhode inquired about the material for the two, 10-foot sections with a 4-foot gate in between. Mr. Reardon stated that these will be vinyl.

Commissioner Ayers confirmed that there is to be a walk-in-cooler in the rear of the property that will be screened by the privacy fence.

Commissioner Beyer asked if the applicant had considered any materials other than vinyl. Mr. Reardon explained that he chose vinyl because it is more durable, requires less maintenance, and is less expensive.

Vice Chair Taylor said he was dismayed to see that the 100-year-old trees had been removed from the property. Mr. Reardon explained that the trees needed to come down to allow for installation of the fence. He also said that the trees had been planned to be removed prior to his purchase and that only due to circumstance did it occur afterwards.

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

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

Commissioner Turchetti seconded the motion, which carried with a vote (4-2).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	NO
Chairman Rhode	Voting	NO

ITEM 2 (Public Hearing) Application #19-361: 86, 110, 116, 122 Chapel Street, JOHN FRASCA, Minor Subdivision, to combine 110 and 116 Chapel Street with a 1.3 acre portion of 122 Chapel Street, and to divide a .05 acre parcel from 86 Chapel Street to be combined with 82 Chapel Street and to divide a .03 acre parcel from 86 Chapel Street to be combined with 110 Chapel Street.

John Frasca represented the application. Mr. Brown summarized that the main part involves the large, flag lot property (122 Chapel St), most of which is going to be sold off to the owners of the Parkwood Subdivision. However, portions of this lot are being retained by Mr. Frasca and consolidated with 110 Chapel Street. The vacant (and undersized) lot at 116 Chapel Street is being consolidated within this property as well. Finally, narrow 4-5-foot strips are coming off 86 Chapel Street to be consolidated with the adjacent 82 Chapel and 110 Chapel Street in order to follow the natural lines. These lines are defined by a ditch on one side and a wood line on the other.

Chairman Rhode opened the Public Hearing.

Betty Clawson of 54 Chapel Street expressed concern about future housing projects. Mr. Brown confirmed that this minor subdivision did not involve the future Parkwood Subdivision, other than allowing a transfer of a portion of 122 Chapel. This specific proposal actually results in one less building lot on Chapel Street.

Kay Muscato, of 120 Chapel Street, also spoke. She asked if there were any plans to unify these non-conforming lots that would result from this subdivision. Mr. Brown said there were no such plans.

Chairman Rhode asked if there were anyone else wishing to speak. Seeing no one, the Public Hearing was closed.

Chairman 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.”

Chairman Rhode asked if there were any additional 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 with the following condition:

1. Preliminary approval is waived.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 3 Application #19-362: 60 Granger Street, KYLE and JENNIFER JOHNSON, Historic Alteration to modify and restore the front porch and to replace the fence in the back yard.

Kyle Johnson, the homeowner, represented the application. With him was Robert Johnston of B&B Builders. They wish to replace the fence surrounding the pool in the backyard with 6-foot, brown, vinyl fencing. They also would like to renovate the front porch. It was significantly altered in the past and they would like to restore it to the original 1840’s design, with some modifications from the architectural drawings that were originally submitted with the application.

Vice Chair Taylor said he was not opposed to this application for vinyl fencing. He likes the dark brown color and noted that it has limited visibility from the street. He also approved of the reconfiguration of the fence to further limit the visibility from the street.

Mr. Johnson described amendments to the application and circulated a photo of a porch they would like to replicate. They would prefer a style that is simpler and less ornate than the architect’s drawing. Mr. Johnston also presented off-the shelf, synthetic materials that he proposed to combine to create the design.

Chairman Rhode confirmed that instead of the detail scroll work within the shallow arches, there would be simple, plain arches that take up significantly more of the column. He feels it is a dramatic difference from the originally submitted design.

Commissioner Kantz questioned whether the new style arches would partially cover the windows. Mr. Johnston explained that the coverage would duplicate what is presently on the home.

Chairman Rhode expressed that there is not enough information to review the amended design. Commissioner Ayers agreed and requested a revised architectural drawing.

Mr. Johnson stated that he is willing to stay with the originally proposed architect’s design. Mr. Brown inquired whether they still intend to use off-the-shelf, synthetic components to recreate that design. Mr. Johnston stated that he will use composite material whenever they could. He confirmed that the entire porch would be painted upon completion.

Commissioner Ayers confirmed that the stairs on the right side of the porch are to be eliminated.

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

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

1. The porch will be restored using the original architectural design submitted.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 4 (Public Hearing) Application #19-366: 770 South Main, THE LAKE HOUSE, Site Plan Review to construct docks for 67 boat slips.

Robert Brenner of the law firm, Nixon Peabody, represented the application. Dave Crowe of HP Cornerstone, Doug Bennett of the ownership team, and Evan Gefell of Costich Engineering were also present.

They are proposing to construct a permanent Tier 3 docking and mooring facility consisting of 67 slips. The plan has been developed with Kevin Olvany, the Canandaigua Lake Watershed Manager, to ensure that it complies with the Uniform Docks & Mooring regulations adopted by all lakefront municipalities. A Tier 3 Facility is transient in nature for temporary use by patrons of the hotel and restaurant. Mr. Brenner stated that although they may apply for up to 69 slips, they are only requesting 67 to be installed as two fingers, in two separate phases. Phase 1 will consist of 41 slips. Phase 2 would be for a later time, and would contain the remaining 26 slips, depending on demand.

Chairman Rhode opened the Public Hearing.

Michael Yarger, a property owner in Canandaigua, spoke against the proposal to add 67 boat slips. He believes the demand is not present and they will not all be utilized. Adding thirty slips would be a more reasonable number. He would like to see a new environmental study as well.

John Hammond, a summer resident of Sutter's "D" dock, said he is not completely opposed to the plan, but he would like it to be reconfigured to be more parallel to Sucker Brook. He feels this would leave more room and provide a better view.

Renee Sutton, of 57 Academy Place, spoke against the proposal. She said there are an increasing number of boats on the lake and she is concerned about the impact to the environment. She referenced a 2010 Boat Inventory and Capacity study that showed the lake is already beyond recommended capacity. The study shows shoreline erosion is increased, and aquatic plants and wildlife are affected, among other negative effects. Further, she feels the owners are not contributing their fair share to the infrastructure since they have been given significant tax breaks. She feels this project would be a cynical exploitation of the community.

Marie Merenda, of 5 Island Lane, inquired about potential boat slips on Sucker Brook. Mr. Brenner confirmed there will be no slips on Sucker Brook; no tie ups or cleats are proposed.

Sean Buck, of 154 Gorham Street, said he is also opposed to the additional slips. He feels it is too crowded for more docks and they would adversely affect the historic boathouses. He also said that very few people respect the 'no wake' rule in that area. He believes if these slips are approved, it will result in more requests by others, such as the Canandaigua Finger Lakes Resort.

Pete Gresh, of Holiday Harbour, said he is not opposed to the additional slips, but is opposed to more boats. There is already a need for dredging at the state boat launch. Adding more boats will only add to this problem.

Wade Sarkis, former President of the Canandaigua Lake Watershed Council, spoke as a private citizen. The state boat launch launched over 10,000 boats last season. As a result, there are some concerns about the narrowing of the departure from Sucker Brook and the channel. Also, he questions the calculation that was used to determine the number of allowable slips. He feels it is unclear exactly what defines lake frontage. He questions the inclusion of several hundred feet of Sucker Brook. He recommends requesting a determination from New York State to learn where the boundary of the lake ends.

Julio Ferreira, of 14 Island Lane, opposes the number of slips, believing 67 to be an outrageous number. He said it would be horrendous for the environment.

Marilee Hammond, a summer resident of Sutter's "D" dock, has several concerns. She also asked for confirmation on the maximum length of the boats allowed at these new docks. She questioned how these transient slips would be monitored for use by hotel patrons only. She expressed concern that boaters do not always follow rules and regulations, including respecting the 'no wake' zone. With the docks extended to the edge of the channel, she is concerned about damage to boats.

Eliot Bowen, of 137C Holiday Harbour, asked if the docks would be floating or a fixed height and who would have access. He expressed concern with the width and depth of the channel not being sufficient to accommodate the additional boat traffic.

Mr. Brenner addressed the public questions and comments. At the former Inn on the Lake, there were approximately 40 boats consistently along the seawall, indicating a demand for the number of slips proposed for Phase 1. In some cases, there was queuing of two or three boats out from the seawall, a condition that owners did not approve of. This drove the decision to install permanent docks.

There will be no docking or mooring along the seawall, including along Sucker Brook. A dock attendant will be present to monitor that the docking facility is being used as intended. The primary use will be for the hotel; however, it will not be heavily policed. It is their desire to allow the docks to be utilized to help connect the city to the lakefront, as is the intention of the City's Comprehensive Plan.

Regarding the request for reorientation of the docking and mooring facility, they are constrained by the facility area line to the east along Sutter's Marina and the Sucker Brook navigational channel to the west. After consulting with the Sheriff, the Watershed Manager, the neighbors, and considering the setback requirements, this is the best configuration of many alternatives considered.

Mr. Brenner stated that they have reviewed the 2010 Boat Inventory and Capacity study in detail. He believes there may be some small addition to the number of boats from the proposed slips; however, their target audience is mostly boats that are already on the lake.

In regard to shoreline erosion and sediment control, the sea-wall has been completely redone and the perimeter of the property has been completely stabilized. There will be no shoreline erosion or increased sedimentation from the docks other than the limited pile driving that will occur as it is installed.

Mr. Brenner said they investigated dredging Sucker Brook to improve the channel for navigational access. They reached out to New York State, but no response was received.

In response to Mr. Sarkis questioning whether Sucker Brook is actually part of the lake frontage, the Army Corps of Engineers determined that Sucker Brook is a navigable portion of the lake.

Regarding the design of the docks, the slips are 22 feet in length. They are pile driven with a steel beam across the top and will be permanent.

Kevin Olvany, the Watershed Program Manager, is one of the authors of the 2010 Boat Inventory and Capacity study. He works for 14 municipalities around Canandaigua Lake. He explained that the tie-line gives the maximum number of boat slips, but it is up to the Planning Commission to determine the appropriate number for the area. It is about balance; it is not an absolute right. He said that Tier 3 transient use facilities for a restaurant/hotel are rare and need to be protected to provide public access.

Sheriff Kevin Henderson spoke in support of the project. He acknowledges the challenges created by the number of boats on the lake and is aware of the concerns. As Sheriff, he has full jurisdiction over the navigable waters of the lake and it is his responsibility to ensure those who utilize the lake, do so in a safe manner. Violations will be issued as warranted.

Michael Yarger came forward again to ask if an environmental impact study would be required if the docks were approved. Chairman Rhode stated that the Uniform Docking and Mooring Law are in place to address the impacts of boats on the lake. Mr. Yarger would like to see a new study done prior to the approval of this project.

Chairman Rhode asked if there were anyone else wishing to speak. Seeing no one, the Public Hearing was closed.

Chairman Rhode inquired about access to and from Sutter's docks, specifically for large boats. Mr. Brenner explained that a turning radius study was done showing that 70 feet will be sufficient space. Chairman Rhode asked if consideration had been given to Phase 2 becoming Phase 1. Mr. Brenner stated that if only one phase is complete, the preference is to install to the east, further from the entrance to Sucker Brook. They took into consideration the detrimental impact on the viewshed and the proximity to the amenities. A 45 foot setback is the minimum requirement by law and they are proposing a 70 foot setback.

Commissioner Ayers questioned the decision to place the platform only 10 feet off the navigational channel to Sucker Brook. Mr. Brenner explained there would be no permanent mooring here; it is only for drop-off or pick-up. Vice Chairman Taylor agrees that the end of the platform is too close to the channel.

Commissioner Ayers also inquired about the length of the proposed dock in Phase 1. Mr. Brenner answered that it is 360 feet.

Commissioner Turchetti believes adding 41 slips is reasonable, however, 67 is unnecessary and excessive. He also believes the docks should be as far away from the channel as possible.

Vice Chairman Taylor would like to see a redesign, including a reduction of slips. He confirmed that the Ontario County Planning Board will also be reviewing this project. He looks forward to their comments.

Chairman Rhode stated some final concerns regarding the dock design. He is concerned about boats becoming caught under the dock. He also does not understand the value of the decorative rope barrier at the end platform; he doesn't believe it is necessary or effective as a safety feature. He also feels the lighting of the flag pole should be eliminated and the flag should be taken in each night. He prefers that the lights along the dock not be left on all night. He said many people value darkness on the lake at night. Finally, he said he is also concerned with the docks encroaching on the Sucker Brook channel.

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

Vice Chair Taylor moved that the Planning Commission **Table** the application awaiting the outcome of the Ontario County Planning Board's review of the project.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 5 **(Public Hearing) Application #19-368: 35-41 Niagara Street, THE GREEN FRONT RESTAURANT, Minor Subdivision to consolidate the two properties, Special Use Permit to amend the existing use permit, and Architectural Review to modify the building exterior.**

Chris Jensen, the project engineer, represented the application. Property owners, Robert Johnston and Eric Zimmerman were also present.

The applicant proposes to develop a complimentary restaurant in the adjacent storefront. There will be a separate kitchen, bar, dining area, and restrooms. However, there will be an opening between the two establishments. This causes Building Code problems that can be most easily resolved by combining the two properties. This is the subdivision aspect of the application—to consolidate 35 and 41 Niagara Street into a single property.

Since it will then be a single property, the new establishment becomes a modification of the existing Special Use Permit of 35 Niagara Street (the Green Front), although it actually involves a largely independent new use.

This new use, referred to as the “Side Car Restaurant” has dining on two floors and a large second-story deck for outdoor seating. That outdoor seating requires a new exterior stair on the rear of the building. With the stair, there are other changes to the exterior of 41 Niagara Street. Several door and window openings are being reconfigured. Also an awning and gooseneck light fixtures are to be added. Board-and-batten siding is proposed for some sections of the façade. On the rest of the front they hope to restore the original brick. The applicant distributed a colored rendering of the proposal.

Chairman Rhode opened the Public Hearing.

Sean Buck of 154 Gorham Street spoke in support of the project. He believes the proposed changes to the building façade would be an improvement by restoring the historic look of the building. Expanding the restaurant would provide more room for patrons and help to alleviate the standing-room-only issue they now face during busy times.

Jack LeGrette of 45 Niagara Street spoke. He is concerned about encroachment of the proposed stairs upon his 12-foot wide right-of-way behind the building where he currently has access to his walk-out basement. Mr. Johnston said he will work with Mr. LeGrette to accommodate his needs for access.

Chairman Rhode asked if there were anyone else wishing to speak. Seeing no one, the Public Hearing was closed.

Vice Chairman Taylor commented on the uneven windows. Mr. Jensen explained that all the openings are original, including the center window, which was boarded over. He said they did not want to attempt altering these original openings, as this could negatively impact the structure.

Commissioner Kantz asked what the alternate plan would be if the existing brick could not be saved. Mr. Jensen explained that the stucco would then be repaired and painted.

Vice Chairman Taylor asked about trash storage. Mr. Johnston said they are presently storing their trash receptacles on the adjacent property on Lafayette Avenue through a lease agreement.

Vice Chair Taylor asked whether the below-grade grease interceptor is secure. Mr. Johnston confirmed that it has a secure lid with a several hundred-pound cover over it. It is standard equipment.

Chairman Rhode inquired about the hours of operation and plans for music on the deck. Mr. Zimmerman stated that the deck would be open from 11:00 a.m. to midnight and they currently have not considered plans for any music.

Commissioner Turchetti inquired whether the bi-fold doors are designed to accommodate outdoor seating on the sidewalk. Mr. Zimmerman explained that they were chosen to provide an open-air concept.

Commissioner Kantz confirmed that 39 Niagara Street is included in the combining of 35 and 41 Niagara. The storefronts known as 35 Niagara Street and 39 Niagara Street are a single parcel.

Chairman 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.”

Chairman Rhode 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. Preliminary approval is waived

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 6 **Application #19-104A: 195 South Main Street, NICK’S CHOPHOUSE, Historic Alteration to add rooftop dining to the existing restaurant. Amendment to approval granted on May 14, 2019.**

Architect Daniel Long represented the application. The owner, Peter Fabbio was also present. They are proposing two changes to the previously approved plans. The first is for a metal roof, similar to what is installed on the lavatory and elevator shaft. This roofing has already been added over the bar area. Mr. Long explained that they had always intended to include a cover for the bar. It was an oversight to omit it with the original application.

The second proposal is for a privacy panel to block the view of the roof top equipment on the west side of the deck (towards Main Street). Glass panels were approved throughout to limit the visual impact of the safety railings. However, on this section, a privacy screen is desired to obscure the view. They are proposing ribbed, Lexan panels that are not completely opaque. It would not be higher than the other railings and would be capped the same as the glass panels to maintain consistency for the top rails.

Commissioner Ayers believes the roofing looks agricultural, not historic. Chairman Rhode feels the corrugated roof looks too industrial.

Commissioner Beyer is concerned about how changing from the glass panel will affect the view from Main Street.

Commissioner Ayers said the roof should have been considered in the original plan. Chairman Rhode agreed.

Vice Chair Taylor finds the changes only exacerbate the already undesirable look of the project. He believes it is not worthy of Canandaigua’s historic downtown district.

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

Commissioner Ayers moved that the Planning Commission Deny the application.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 7 (Public Hearing) Application #19-369: 220 Saltonstall Street, SEAGER MARINE, Site Plan Review and Architectural Review to construct a 9,600 SF storage structure.

Architect Daniel Long represented the application. John Holland, the new owner of Seager Marine, was also present. Seager Marine will be developing the property for boat storage. There are no site improvements other than the structure. The building proposed is a standard, steel pole barn with little visibility from the street. It is located in the rear, northwest corner of the property. The parcel is quite large (~18 acres) and extends to the Feeder Canal. They are considering the possibility of three similar buildings, although only one is being proposed at this time. Mr. Long confirmed that there will be no grading, paving, or exterior lighting.

Chairman Rhode confirmed that the site has been remediated for soil contamination. Mr. Long stated that a Certificate of Completion was obtained from the Department of Environmental Conservation.

Commissioner Turchetti noted that there are a lot of wetlands on the property. Mr. Long confirmed that they are within the required setbacks of those wetlands.

Chairman Rhode led the commission through the submitted SEQR Environmental Assessment Form. Commissioner Taylor moved that the Planning Commission find that the project will not result in any significant adverse environmental impacts and that a SEQR Negative Declaration be filed. Commissioner Ayers seconded the motion, which carried with a unanimous voice vote (6-0).

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

Chairman Rhode noted that this structural design is consistent with the existing industrial type buildings in the area and the location is consistent with zoning and the Comprehensive Plan.

Chairman Rhode asked if there were any additional 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 unanimous vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 8 **(Public Hearing) Application #19-370: 810 South Main Street, SEAGER MARINE, Special Use Permit and Architectural Review to convert the existing structure into a convenience store.**

Architect Daniel Long represented the application. John Holland, the new owner, was also present.

The property is across the City Pier from Seager's Marina. They propose to develop this as a marine supply store, while offering food and other items boaters may need. The building will be resided in Hardiplank clapboard. A new façade with a more centrally focused entrance will be installed. They are seeking to create a common element with the proposed changes to Seager Marine. The proposed sign will utilize LED strip lighting in a recessed soffit to minimize light spillage. Trash storage will be screened using the same material as the building siding. The existing parking area would allow for two to three spaces; however, they are anticipating mostly foot traffic.

Chairman Rhode opened the Public Hearing.

Holly Creek, co-owner of Sutter's Marina spoke of a concern over inadequate parking. Seager's has 90 boat slips with only 4-6 parking spots. She said many people park illegally on their property.

Paul Creek, also a co-owner of Sutter's, said Seager's Marine is planning to offer boat rentals, which he said would increase the demand for parking at the Pier.

Michael Yarger, a property owner in Canandaigua, agrees that parking is already an issue and adding a marine supply store would only exacerbate the problem.

Marshall Seager, former owner of Seager's Marine, said there is additional public parking available next to Scoops and parking is available in the old Wegmans plaza as well. He feels part of the problem could be solved by offering valet parking from the Seager facility on Parrish street.

Chairman Rhode asked if there were anyone else wishing to speak. Seeing no one, the Public Hearing was closed.

John Holland said that the property use is presently classified as "marina". The discretionary use permit is only because of the addition of food sales. He said there is a customer demand for added amenities. The store would be open seasonally, from early morning to sunset. The increase in traffic or parking would be minimal because most of the customers are already on site.

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

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

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 Henchan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 9 Application #19-371: 811 South Main Street, SEAGER MARINE, Architectural Review to renovate the existing structure.

Architect Daniel Long represented the application. John Holland, the new owner, was also present.

The proposal is for façade improvements to the marina building, including the creation of a secondary storefront for a “Board Shop”. A small gable will be added to the shed roof to better define this new entrance and signage will be installed. Hardiboard, clapboard siding will be applied over the current façade which is currently unpainted cinder block. The proposal includes upgrading windows and modifying the storefront using the existing openings.

Site improvements include the installation of a 6-foot wide concrete sidewalk to join with the existing walkway to the Board Shop entrance.

The existing Seager Marine sign will be the central focal point for the new entrance. The sign will not be moved or changed, but will be trimmed in. Chairman Rhode confirmed there will be no changes to lighting of the sign. There will be an additional sign for the Board Shop.

The stucco building in between, with the loading door, is part of the original warehouse. The color of that building will be changed to match the new gray siding.

Vice Chairman Taylor believes the proposed changes would be a vast improvement to that area.

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

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

Vice Chairman 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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 10 Application #19-375: 47 Saltonstall Street, ELIOT BOWEN, Historic Alteration to replace portions of the roof.

Eliot Bowen, the property owner, represented the application. He said the existing roof is in very poor condition and is leaking. The proposed roof replacements involve four surfaces. First, there are the two small porches on the east and west sides of the front portion. These currently have a diamond-patterned asphalt shingle. Then there are the east and west faces of the central portion of the building. This has the original slate roof. He plans to keep most of the visible portion of the slate, but is proposing ribbed, metal roofing for the remainder. The gutters and downspouts would also be replaced.

Chairman Rhode finds it all to be quite visible, especially the view from Foster Street. The condition of the roof on the south and west sides are worse than the east.

Vice Chair Taylor inquired about the proposed type and color of the gutters and downspouts. Mr. Bowen stated that they would be a conventional, modern style in a dark brown color. Vice Chairman Taylor asked if consideration had been given to replacing the gutters in kind, since it is a historical structure. Chairman Rhode believes half-round, aluminum gutters would be appropriate. Mr. Bowen said he is open to that option if he can find a contractor to install those.

Chairman Rhode asked why asphalt shingles have not been proposed. He feels the metal roof style is not appropriate and that architectural shingles would better mimic the look of slate. Vice Chairman Taylor agrees that architectural shingles provide a look more similar to the slate and would be a better choice. Mr. Bowen said he thought the metal roof would be more cost effective over time.

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

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

1. The roofing shall be an architectural shingle; slate in color.
2. The gutters shall be half-round in a dark brown color.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 11 Application #19-376: 235 North Main & 20 Fort Hill Avenue, FORT HILL APARTMENTS & SANDS CONSTELLATION THEATRE, Architectural Review to install ground signs.

Robert Loud, of Conifer Realty, represented the application. They are proposing new signage for this property which houses two major tenants. The signs would maintain the current color scheme.

Vice Chairman Taylor asked about the main property sign. Mr. Loud said it matches the existing sign in dimensions. The posts will be reused, but wrapped in PVC.

Chairman Rhode asked about lighting for the signs. Mr. Loud said the main apartment sign, the theatre sign on the corner of Main Street, and Fort Hill Avenue sign will have code compliant ground lighting.

Vice Chairman Taylor confirmed that the height of the sign proposed for the front of the building is 67” and the sign proposed for opposite the entrance is 56” high. He would prefer to see them both at 56”. The applicant agreed to this modification.

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

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

1. The primary sign on Main Street shall be 56” high.

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 Henehan	Absent	
Commissioner Turchetti	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

WORK SESSION:

ITEM 1 **Verizon Small Cell Installation**

Nathan Vander Wal, from Nixon-Peabody was present. With him were Project Manager, Kathy Pomponio and Lisa Maas-Vangellow from Airosmith Development.

On November 15th, a temporary installation of an antenna with reflective tape was placed on the rooftop of The Villager Restaurant at 245 South Main Street to allow members of the Planning Commission to view it in place.

Chairman Rhode felt the reflective tape was too shiny and made the antenna more visible, although it was less obtrusive than he expected. He did notice several, much more obtrusive fixtures, on nearby rooftops. He suggested that a flat gray paint, as used on military aircraft, would be a better visual camouflage.

Vice Chair Taylor thought the reflective tape seemed to work well under cloudy conditions, although the top portion was shiny.

Commissioner Ayers felt the antenna had a minimal impact.

Ms. Pomponio stated that the State Historic Preservation Office (SHPO) is very supportive of the reflective tape.

Chairman Rhode suggested that the city adopt design guidelines for these types of projects, going forward. To expedite approval, a checklist would be helpful. Some requirements might include; “no yellow safety fencing”, “hidden auxiliary equipment”, and a fairly unobtrusive size and shape antenna mounted on a single pillar. This would streamline all future installations.

MISCELLANEOUS

Vice Chair Taylor mentioned that the Comprehensive Planning Committee has completed their rough draft. At the next meeting they will be proofreading and reviewing.

Mr. Brown noted that this is Commissioner Adrienne Kantz’s final meeting. The Planning Commission thanks her for her many years of service.

ADJOURNMENT

Commissioner Kantz moved to adjourn the meeting at 10:55. Vice Chair Taylor seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Torsten Rhode
Planning Commission Chairman