

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
July 12, 2023**

PRESENT: Chairman Stanley Taylor Commissioner James Hitchcock
Vice Chairman Anne Beyer Commissioner Bonnie Dorschel (via Zoom)
Commissioner Richard Manley (via Zoom)
Commissioner Guy Turchetti

ABSENT: Commissioner Lindsay Van Deusen

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 June 14, 2023 Meeting Minutes. Commissioner Hitchcock moved to approve the minutes as submitted. Commissioner Turchetti seconded the motion, which carried by unanimous voice vote (6-0).

REVIEW OF APPLICATIONS

ITEM 01 Application #22-337A: 343 North Main Street, REMAX REVOLUTION for Architectural Review to install signage. Applicant seeks modification to approval granted on November 09, 2022. (Tabled from June 14, 2023)

Vice Chair Beyer moved to lift the application from the table. Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

David Young presented the application. He submitted photos of other signs in the area that also have no border. He feels the sign look fine and is consistent with others in the neighborhood.

Chairman Taylor does not believe the photos of the other signs are adequate examples to use as a comparison.

Commissioner Manley is torn. He does not want to hassle a small business, but he feels the sign is not as nice as the original proposal.

Mr. Young explained that it was not their intent to deceive anyone.

Chairman Taylor believes it was an honest mistake

Commissioner Dorschel believes it would look much better with the border. She would like to see it corrected.

Commissioner Hitchcock agreed that it was likely an honest mistake and would look better with the border. However, it does not look bad. It is similar to others in the area and it seems extreme to ask that it be removed and rewrapped.

Commissioner Turchetti believes there was a good chance the sign would have been approved if it was originally presented without a border.

Vice Chair Beyer said the lack of a border is less noticeable on darker backgrounds.

Mr. Brown said he spoke with Al Lupton, the building owner, who expressed his disapproval of the sign as it is. He indicated in a written correspondence that he is disappointed in the quality of the sign. He had expected the city to uphold a higher standard of construction and materials, as seen in other signs around the city.

Chairman Taylor 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.

Commissioner Hitchcock seconded the motion, which *failed* to carry with a vote (3-3).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Absent	
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Voting	NO
Vice Chairman Beyer	Voting	NO
Chairman Taylor	Voting	NO

There was some discussion about tabling the application again.

Mr. Brown explained the implications of tabling for a third time. At previous meetings, the application has received both motions to approve and deny, all failing to carry. Therefore, the result would be a default approval.

Chairman Taylor asked for another motion.

Commissioner Manley moved that the Planning Commission Table the application.

Vice Chair Beyer seconded the motion, which carried with a vote (5-1).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Absent	
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	NO

The application is approved by default.

ITEM 02 Application #23-140: 66 West Avenue (West Avenue Plaza), RAINBOW BRIDGE AQUAMATION, requesting a Special Use Permit to operate a mortuary. (Tabled from June 14, 2023)

Vice Chair Beyer moved to lift the application from the table. Commissioner Hitchcock seconded the motion which carried with a vote (6-0).

Dudley Purbeck presented the application. It was determined at the previous meeting that compatibility is not an issue. Michelle Hess, of the Canandaigua Water Resource Recovery Facility, has stated that she is not concerned with the volume of affluent that would be produced. It is a very small volume, a maximum of 250 gallons per day. However, she did question the pH. Mr. Purbeck explained that there is a CO2 gas injection process at the end of the system, that reduces the pH to a level between 9 and 9 ½, which is acceptable.

Mr. Brown commented on the email received from Ms. Hess. She mentioned that she would be requiring an Industrial Discharge Permit. There will be various items that need to be proven in order to obtain that permit. Those items have yet to be established.

Mr. Purbeck added that the email from Ms. Hess stated that she sees no reason to deny the use.

Chairman Taylor stated that he has no issue with the proposed use. He would like to see a condition of approval requiring the applicant to obtain all necessary permits, including an Industrial User Permit.

Chairman Taylor 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. Applicant shall acquire all necessary permits, including an Industrial User permit, as may be required by the Canandaigua Water Resource Recovery Facility.

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

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

ITEM 03 Application #23-165: 81 Eastern Boulevard (Parkway Plaza) TEE-ED OFF for Architectural Review to install signage.

Kevin Elder presented the application via Zoom. The proposed sign is made up of a logo and individual channel letters that are all LED lit and mounted to a raceway.

Chairman Taylor asked if the sign is to be centered between the roof and parapet. Mr. Elder answered yes.

Chairman Taylor asked if the sign is to remain lit. Mr. Elder said yes. The lighting is consistent with the other signs in the plaza.

Commissioner Manley believes the style is also consistent with the other signs in the plaza.

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

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

ITEM 04 Application #23-169: 100 South Main Street ROCKCASTLE FLORIST, for Architectural Review to display a portable sign.

The applicant was not present. Chairman Taylor described the application as changeable face, A-frame sign with a border. Mr. Brown added that the sign has a wooden frame and a white board surface.

Vice Chair Beyer said it is consistent with others that the commission has approved.

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

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

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

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

ITEM 05 Application #22-289A: 355 North Main Street, ZACH LETTA, for a Historic Alteration to replace porch columns. (Requesting modification to approval granted on October 12, 2022

Zach Letta presented the application. The previous condition of approval required that the existing wooden columns, supporting the porch, needed to be replaced with like-kind columns. He searched for suitable wooden columns and was able to acquire two used ones. However, when the contractor began the rebuilding process, it was discovered that one of them had sustained severe damage, rendering it completely unusable. His efforts to source additional wooden columns have been unsuccessful.

Given the approaching construction season and the urgent need to move forward with the project, he and his contractor have been exploring alternative options. The most readily available columns in the market are made of structural FRP (Fiber Reinforced Polymer). While these FRP columns differ in material from wood, they visually resemble the original wooden columns. He would paint them to match.

Chairman Taylor confirmed that they will be painted white. Mr. Letta said yes, the same shade as the house.

Commissioner Hitchcock acknowledged that the applicant is acting in good faith by returning for approval to change the material. Once painted, there will likely be no visual difference.

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

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

ITEM 06 Application #23-174: 230 South Main Street, SIGHTS AND SHADES, for Historic Alteration to display a portable sign and a commercial flag.

Jennifer Yerden, business owner, presented the application. She is looking to have a portable, A-frame sign displayed outside her store. It is a metal frame with scrolls and has a chalkboard surface to allow changes to the content. She is also seeking approval for a flag with the company logo, to hang outside the building. The storefront has a small footprint, so these additions would add color and help patrons locate the store.

Commissioner Dorschel likes the look of the portable sign.

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

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

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

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

ITEM 07 Application #23-139A: 04 Phoenix Street, OFF MAIN MARKET, for a Historic Alteration to install a projecting sign. (Modify approval granted on June 14, 2023)

The applicant was not present and no proposed modifications have been submitted.

MISCELLANEOUS

ITEM 01 Referral from the City Council: Ordinance 23-005: Amending the Regulations Related to Short Term Rentals.

The City Council referred their proposed amendment to the Planning Commission for review. The commissioners discussed the proposed changes and are returning a positive recommendation to City Council. However, the current proposal restricts the number of nights a unit may be used as a short-term rental to 90 days maximum, per calendar year. The Planning Commission finds the 90-day limit acceptable, but would prefer a shorter period of 30 days.

ADJOURNMENT

Commissioner Hitchcock moved to adjourn the meeting at 8:30. Vice Chair Beyer seconded the motion, which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman