

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION
October 11, 2023**

PRESENT: Chairman Stanley Taylor
Vice Chairman Anne Beyer
Commissioner Richard Manley
Commissioner Guy Turchetti
Commissioner Lindsay Van Deusen
Commissioner James Hitchcock

ABSENT: Commissioner Bonnie Dorschel

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 September 13, 2023 Meeting Minutes. Commissioner Manley 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 #23-233: 318 Fort Hill Avenue, CLARK MANOR, for Site Plan Review to construct a 15-car parking lot with supporting infrastructure. (Tabled from September 13, 2023)**

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

Logan Rockcastle, of Mark's Engineering, presented the application. In response to comments from the Department of Public Works, they have submitted a revised grading plan with an amended design for the stormwater basin. DPW has reviewed the plan and found it to be acceptable.

They have also submitted a spec sheet for the proposed light fixture. It is a simple LED fixture that is night sky compliant with a full cut-off. There is to be no light spillage over the property line.

To address a previous concern on the Short Environmental Assessment Form, they have provided a list of known DEC remediation sites in the city. None are near the project. Chairman Taylor noted that the commission is overriding the applicant's answer that pertains to this matter, on the submitted Short Environmental Assessment Form, Part One. Question #20 has been changed from a yes to a no.

Chairman Taylor is satisfied with the submitted documents to address all of the concerns that were raised at the previous meeting. He asked for a motion on the SEQR.

Vice Chair Beyer moved that the Planning Commission make a determination that application #23-233 will not have a significant adverse effect on the environment and that a SEQOR Negative Declaration be filed. Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

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

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

ITEM 02 Application #23-257: 69 Gibson Street, EDWARD LIPSKI, for a Historic Alteration to modify the back porch.

Edward Lipski presented the application. There is presently a deck on the rear of the home that is only partially covered. His plan is to recreate what he believes to be the original porch. He would like to extend the roof over the entire porch, adding a new column on the corner.

Mr. Lipski discovered lattice panels and a post, stored on the property, that appear to have been removed from the home. They match the materials used on both porches. He is proposing to reinstall them and paint everything to match the existing structure. Railings will be added.

Commissioner Manley said the plan makes sense. It is well thought out.

Commissioner Hitchcock recognized the limited visibility of the project from any street or right-of-way.

Commissioner Turchetti acknowledged that the materials will match the existing porches.

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

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Voting	YES
Commissioner Dorschel	Absent	

Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

ITEM 03 (Public Hearing) Application #23-263: 270 & 274 Gibson Street, MARTIN MARIANETTI for a Minor Subdivision to adjust the property line between the two parcels.

Donald Cheney, of Cheney Law Firm, presented the application. Mr. Marianetti was also present. He is the owner of both parcels. The two properties share a driveway and there is a barn in the back that shares a common wall and straddles the property line. Mr. Marianetti would like to sell one of the properties and desires to move the property line so the structure is within a single property.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioner Van Deusen asked the reason for the angled property lines. Mr. Cheney explained that it is needed to allow for the required setback when pulling vehicles in or out of the garage. It also will give the new owners of 270 Gibson Street better access to the back yard.

Chairman Taylor asked about the shared driveway. Mr. Cheney said there is a shared driveway agreement currently in place that will continue. The agreement also includes a provision for maintenance.

Commissioner Manley asked if the garage is currently a shared structure. Mr. Marianetti explained that as the owner of both properties, he is currently the only one using it.

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 with the following condition:

1. Preliminary approval is waived.

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

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

ITEM 04 Application #23-265: Pier #2, Boathouse #31, DAVID & TAMMY KORPIEL for a Historic Alteration to restore existing boathouse.

David Korpiel presented the application. They are proposing to replace the siding on three sides of the boathouse with cement fiberboard. The remaining side, between the boathouses, will have steel siding. They are also proposing new vinyl windows, double glass doors, and shutters. The roof structure would be reframed, thereby increasing the height to 15 feet, with a new metal roof that extends over a portion of the deck. The previous deck has been removed, but they plan to reconstruct it, extending it from 8 to 10 feet, to reach the entire length of the boathouse.

Mr. Brown noted that there are preexisting elements to the structure that the applicant intends to maintain. The vinyl windows will be replaced with vinyl, using the existing openings. The area of the lakeside deck and the portion that was covered will also be maintained. The notable difference is the use of steel cable ties instead of spindles.

Mr. Korpiel pointed out one fixed pane window that he would like to remove. The operable windows on each side of that window would remain. Chairman Taylor asked if the far window is to be eliminated to allow for the installation of the French doors. Mr. Korpiel confirmed.

Several commissioners had questions about the roof. Mr. Korpiel said it is currently an asphalt shingled roof, but he would like to install Empire Rib metal panels in white.

The siding and trim were discussed. The siding will be a cement fiberboard, installed as individual planks. Mr. Korpiel said it will be installed horizontally, to the peak, on all sides. The color will be the same shade of blue that is currently on the boathouse. The trim material will be Hardie plank.

Commissioner Van Deusen spoke about the proposed shingles. The size seems wrong for the windows. Chairman Taylor mentioned the option of installing a wide molding around the windows, in lieu of the shutters. Mr. Korpiel said he is in favor of that option. He will eliminate the shutters.

Chairman Taylor noted that the overall length of the boathouse will remain at 32 feet, with an increased height of 15 feet.

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

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

ITEM 05 **Application #23-270: 156 Mill, FLX WEBSITES, for a Historic Alteration to install signage**

Ian MacDonald, of Historic Sign Restoration, presented the application. The business owner, Nick Sergeant, was also present. They are proposing to remove the existing sign and replace with a new, double-faced, dimensional sign with an architectural steel bracket and new stainless steel support cables. They will fill the holes left from the previous sign and paint to match the existing brick.

They would also like to add a wall sign on the back of the building near the business entrance. It will be identical to the projecting sign on the front, but somewhat smaller at 42 inches in diameter. The sign will be hung flush on the wall, centered between two existing signs, underneath an existing light fixture.

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

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

MISCELLANEOUS

ITEM 01 Short-term Rental Ordinance Amendment

Mr. Brown summarized the recently passed amendment to the Short-term Rental ordinance and explained how preexisting approvals would be affected. The moratorium has expired, but the new ordinance does not take effect for 30 days.

ITEM 02 North Road Townhomes Planned Unit Development

Chairman Taylor attended the recent Planning Committee meeting where the proposed Planned Unit Development for North Road townhomes was discussed. Not all members supported the recommendations of the Planning Commission; however, there was a general agreement on a few items. Mr. Brown said a public hearing will likely be set in November, to be held in December.

ADJOURNMENT

Commissioner Hitchcock moved to adjourn the meeting at 8:10. Commissioner Manley seconded the motion, which carried with a unanimous voice vote (6-0).

Richard Brown
 Director of Development & Planning

Stanley Taylor
 Planning Commission Chairman