

**ITEM # 1:**

The meeting was called to order by Planning Board Chairman Kenneth Zittel at 7:00 p.m.

**ITEM #2: Roll Call**

**Present:**

Kenneth Zittel, Chairman  
George Donhauser  
Joseph Edbauer  
James Jozwiak  
Gregory Waterman  
Julie Zybert

**Also Present:**

Darlene Schweikert

**Excused:**

Bruce Luno

**ITEM #3: Citizen Participation**

There was no one present for Citizen Participation.

**ITEM #4: Approval of Minutes**

a) March 2, 2010

Chairman Zittel asked for comments or questions regarding last month's minutes. K. Zittel made the motion, seconded by J. Jozwiak, to approve the minutes as presented. All in favor. Carried.

**ITEM #5: Further Discussion re: Sign Ordinance**

The members feel that for the most part the Sign Ordinance is adequate at this time. If the Town Board and/or Town Attorney Barone have something specific that they would like the Planning Board to review, they would be glad to review it.

**ITEM #6: Business from the Floor**

1) Chairman Zittel wanted to discuss zoning in the Town. He feels that there are only limited areas in the town where people could do commercial buildings.

- a. Chairman Zittel had been in contact with Doug Andrews about his property on Route 39 at Hofmann Road. There is a developer interested in the parcel for a subdivision. Discussed lot sizes; how the developer would also have to meet the Erie County Health Department guidelines; possible homeowner's associations and sewer districts. Chairman Zittel had already told Mr. Andrews that he would need to have the parcel rezoned from R-AG to Commercial.
  - b. Chairman Zittel had also been in contact with the owner of the property at the corner of Belscher Road and Route 39. He also mentioned to the owner that he may want to have the parcel rezoned from R-AG to Commercial.
  - c. Chairman Zittel had also been in contact with Michael Frank about his property on Creek Road, near Southtowns Tireman. Mr. Frank is currently conducting a landscaping business at his property and he is not zoned for that. Discussion about rezoning that area including the Vacco lands so it would not be spot zoning. Again the owners would have to apply to the Town of rezoning.
- 2) Discussion about Southtowns Tireman. The members believe that when this parcel was rezoned for a business there were certain restrictions. Requested Darlene look for old records so this could be reviewed. There are a lot of tires outside and they are now repairing cars there.
  - 3) Discussion about the rumor that a new cell tower was going to be built on the Smith property on Genesee Road. The Planning Board members wonder if a building permit would be required or if they company would need to amend their Special Use Application to show the new tower and if they would need to come before the Planning Board for approval. The Planning Board would like Town Attorney Barone to review this matter.
  - 4) Discussion about sign that would be allowed in our Code for the Millers on Route 240 in East Concord. They have two businesses there. Discussion about there being two businesses in one place, would each business be 20 square foot or one sign of 20 square foot for both businesses. Discussion about pedestal signs and free-standing signs. The Planning Board would like Town Attorney Barone to determine the definitions of these two types of signs. The members will discussed this further after they hear from Town Attorney Barone.
  - 5) Discussion about the meeting time. Usually the time of meeting changes when the time changes in the Spring it is 7:30 and in the Fall it is 7 p.m. The members agreed to have the meetings start at 7 p.m.

**ITEM#7: Motion to Adjourn**

J. Jozwiak made the motion, seconded by J. Edbauer, to adjourn the meeting at approximately 8:05 p.m. All in favor. Carried.

---

Darlene G. Schweikert

**Town Attorney:**

- 1. Item #6, (3) cell tower procedure.**
- 2. Item #6, (4) definitions of pedestal and free-standing signs.**

**Darlene:**

- 1. Look for Southtowns Tireman file.**