

**Meeting Minutes  
Town of Wheatland  
Zoning Board of Appeals  
January 15, 2013**

The Zoning Board of Appeals of the Town of Wheatland held a meeting on Tuesday, January 15, 2013 after the 7 p.m. Planning Board Meeting in the Scottsville Village Hall, 22 Main Street, Scottsville, NY.

**Members Present:** Mike Grasso, Don Woerner, Debra Stokoe, Steve Stein, Randy Dawley

**Alternates Present:** Bob Hatch, Shawn Veaut

**Others Present:** Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Don Woerner, Chairman, called the meeting to order at 7:44 p.m. and Roll was taken.

D. Woerner asked for any discussion or comment with regard to the last meeting Minutes. There being none, M. Grasso made a motion to approve the November 7, 2012 Minutes as submitted with the second by D. Stokoe. The vote was unanimous.

**New Business:**

D. Woerner indicated that the public meeting was to consider the Freestanding Sign application by Valley Tire for 3722 Scottsville Rd. The application included the consideration of Section 130-48 A. of the Code of the Town of Wheatland for the property in the SCB zoning district. Discussion would also include all the signs on the building.

The signs on the building could be allowed at a total of 600 sq foot, while the proposed multiple signs are a total of 162 sq foot which is well under the limit said D. Woerner. Therefore, a permit would not be required.

D. Woerner stated that the freestanding sign, according to the application/drawing, would be within the requirements of the code. It will not interfere with the sightline for traffic going north or south on Scottsville Rd.

D. Woerner asked if the freestanding sign would be lit. John Marsh, the Valley Tire representative, responded that yes it would be. He confirmed it would be internal lighting with no glare.

D. Woerner indicated that this signage doesn't require a variance or a Public Hearing because it is a permitted use, but it states in the Code that an application has to come before the Zoning Board for review. (Freestanding Sign)

D. Woerner asked if anyone had any questions.

R. Dawley questioned the similarities with the former issue with Buster's. There was also a question about the number of signs on the building and their size.

M. Grasso recalled the discussion, and that, as in the situation discussed tonight, he confirmed T. Rech had previously pointed out that the Code indicates one identification sign on the building allowed up to a certain size. T. Rech, however, had wanted to illustrate and consider the 3 signs in total footage as allowed since within the footage requirement. M. Grasso indicated that he didn't see anywhere in the Code that allowed more than one sign on a building, but he wasn't going to argue the 3 smaller signs being allowed.

D. Stokoe confirmed that there would be 3 flat signs on the front of the building in addition to the Freestanding sign being considered in the application.

R. Dawley asked and confirmed that the signs on the building would be lit also.

D. Woerner said that he didn't see a problem with the 3 proposed signs. The building sits way back from the road.

D. Woerner reminded everyone that the Board was there to approve the Freestanding sign which was within requirements.

D. Woerner asked if there was any further discussion regarding the Freestanding Sign.

T. Rech took the opportunity to confirm the dimensions of the BF Goodrich flat building sign and the Freestanding Michelin sign as both 3' by 12' and not the 4' by 18' as they had been at application submission. John Marsh confirmed this. T. Rech went on to note the circular Michelin building sign as 50" diameter and the Valley Tire building sign will be 2' by 20'.

D. Woerner asked for any further discussion by anyone.

There being none, D. Woerner entertained a motion to vote on approval of the application for a Freestanding Sign for Valley Tire at 3722 Scottsville Rd. A motion to approve the application was made by S. Stein. Second was made by R. Dawley. The vote was as follows:

R. Dawley	-	Aye
D. Stokoe	-	Aye
S. Stein	-	Aye
M. Grasso	-	Aye
D. Woerner	-	Aye

T. Rech confirmed then also that the Board had come to an agreement that the 3 signs across the building was acceptable since the total was within the footage allowed for one sign.

There being no further business, D. Stokoe made a motion to adjourn. The Second was made by S. Stein. The vote was unanimous. The meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Mary Hastings  
Recording Secretary

**Meeting Minutes  
Town of Wheatland  
Zoning Board of Appeals  
June 18, 2013**

The Zoning Board of Appeals of the Town of Wheatland held a meeting on Tuesday, June 18, 2013 at 7 p.m. at the Wheatland Municipal Building, 22 Main Street, Scottsville, NY.

**Members Present:** Don Woerner, Mike Grasso, Debra Stokoe, Steve Stein

**Members Absent:** Randy Dawley

**Alternates Present:** Bob Hatch

**Alternates Absent:** Shawn Veaut

**Others Present:** Terry Rech, Building Inspector and Ed Shero, Town Board Liaison

Don Woerner, Chairman, called the meeting to order at 7 p.m. and Roll was taken.

D. Woerner asked for any discussion or comment with regard to the last meeting Minutes. There being none, he entertained a motion to approve the January 15, 2013 Minutes as submitted. D. Sokoe made such a motion with the second by S. Stein. The vote was unanimous.

**New Business:**

D. Woerner indicated that the only item before the Board was to consider the Freestanding Sign application by Sunny Creek Estates at 824 State St, Mumford. The application included the consideration of Section 130-48 A. of the Code of the Town of Wheatland for the property in the R-16 zoning district. He stated that this is a permitted use with approval of the Zoning Board so there is not a requirement of a Public Hearing on the matter. He stated however that the Zoning Board had to review and discuss it. He invited Nicole Heinsler, co-owner, to make comments. D. Woerner confirmed with her that they want to put up a 3 x 6 (foot) non-lighted freestanding sign. He asked if everyone had had a chance to go up and look at the sample sign, and if anyone had any questions or comments. Some commented that yes they had been to see the sign. D. Woerner asked about any concerns with sight distance. Board members responded that they didn't have any concerns with sight distance. D. Woerner stated that the sign was well within the guidelines for setback.

Terry Rech said that that the current sample sign at the Park shown on the projector was taken at sight level away from the right of way, and proceeded to put up another picture of a similar sign from another Park, sent by Ms. Heinsler.

D. Woerner asked for any further discussion by anyone.

There being none, D. Woerner entertained a motion to vote on approval of the application as submitted, for a Freestanding Sign. A motion was made by B. Hatch to approve the proposed Sign application for 824 State St, Mumford NY as submitted by Nicole Heinsler and Steve Schlonski. The Second was made by D. Stokoe. D. Woerner asked for any further question or discussion from anyone on the Board. There being none, the vote was as follows to approve as submitted:

D. Stokoe	-	Aye
B. Hatch	-	Aye
M. Grasso	-	Aye
S. Stein	-	Aye
D. Woerner	-	Aye

D. Woerner asked Terry Rech if there was anything further for discussion. T. Rech responded that there was nothing further for the Zoning Board. There being no further business, B. Hatch made a motion to adjourn. The Second was made by D. Stokoe. The vote was unanimous. The meeting was adjourned at 7:05 P.M.

Respectfully submitted,

Mary Hastings  
Recording Secretary