

**ZONING BOOK WORKSHOP  
JANUARY 19, 2022  
@ 5:30 P.M. AT TOWN HALL**

**PRESENT:** Justin Steinbach, CPL Zoning Consultant, Richard Purol, Town Supervisor, Scott Pagano, Zoning Board Chairman, Priscilla Penfold, Zoning Board Member, Mike Miller, Zoning Board Member, Shari Miller, Planning Board Chairwoman, Thomas Tarnowski, Zoning Board Member, Ken Tarnowski, Zoning Board Member, Bob Price, Planning Board Member and Jay Warren, Planning Board Member.

**ABSENT:** Carl Brandt, Planning Board Member.

**PUBLIC AUDIENCE:** Phil Leone, Barbara Warren, Sue Hazelton, Gary Hazelton, Jerry Dزيدuch, and Irene Strychalski, Jennifer Friedman (via zoom), Robert Knoer (via zoom), Carter Town (via zoom), and Joe Muscato.

Justin explained to the committee that he provided a new full date stamped version of the draft code. Upon request, the clerk will make copies.

Justin then jumped into the first matter of business, which was where the committee left off at their previous meeting. They were working on accessory uses regarding parking of commercial vehicles. Justin updated this based on the concerns brought to his attention. It now reads as "Parking commercial vehicles is prohibited in residential districts unless associated with a permitted business or agricultural use, subject to section 138 and any other conditions to set forth. Pickup or light trucks, 10,000 pounds gross weight or less, which are primarily used by the property owner for transportation purposes are exempt."

Member Ken Tarnowski asked about a small dump truck and if it would be allowed under this regulation.

Justin stated that in his opinion, it would be.

Member Shari Miller asked if Justin would remove the statement that concerned them at the last meeting.

Justin stated that if that was what the committee wanted, he would do that.

With no further questions. The committee moved on to page 42 sign regulations.

Justin explained that upon receiving the previous material about sign regulations from various members he converted it into the document he was presenting. He only had some small comments within this section.

His first change was the name of this section. It was originally Sign restrictions and he changed it to sign regulations.

His second change was on page 44 #2 he added to this part. He wanted to make sure the signs would not affect a vehicle's line of sight. He added "No sign shall be allowed in the triangle formed from measuring back on both streets from an intersection right of way a minimum of 9 feet or more as

determined by the Town Board in accordance with any applicable standards, including, but not limited to the American association of State Highway and Transportation Officials (AASHTO) and a height of 3 ½ feet above grade.”

Next, he added more additional text to #5 on page 44. His additional text was to cover a basis for structure and maintenance. Here he added “where applicable, signs shall be supported by structures that are designed to resist wind pressures, dead and lateral loads in accordance with NYS building code; supports shall be reviewed as part of sign design.”

Justin stated that within the next section he removed temporary signs because it was previously addressed, in his opinion.

Member Shari Miller stated that they could remove it from that section or they could note where to find temporary signs in that specific section.

Justin stated that he could do either or.

Priscilla stated she thought it seemed unnecessary to have it listed twice.

Member Ken Tarnowski agreed and stated they should just remove it all together.

Members then discussed free standing signs. He changed this to state “Bases or support structures for freestanding signs shall be designed to compliment the sign and or use it is intended to service, utilize durable materials, and shall have a landscaped area at the base to the greatest extent practicable. Maintenance of such areas shall apply so the sign is not obscured and dead or decaying plant material replaced as necessary.”

For #3 he changed “façade” to roof line for clarity and noted that roof signs are not permitted.

Member Shari Miller noted that was changed from her previous paperwork. She had in this section “height and size will be determined by zoning classification.”

Justin stated he could update that, if the committee wanted.

Member Shari Miller stated that she thought his idea sounded better than the previous wording.

Justin then asked members if #14 on page 45 was too specific.

Member Warren stated that he felt the more specific the better.

Members then discussed #16. Justin added to this section “Protecting signs- signs that are permanently attached to a building, dependent on the building for structural support, and extend more than 6 inches from the face of such building; signs that project less than 6 inches are considered wall signs. The maximum area of projecting signs are 4 square feet.”

Member Warren asked if 2x2 was correct, he stated he thought that seemed small.

Justin stated he could bump it up a little but would not suggest going over 6 feet.

After a thorough discussion amongst Justin and Committee Members, it was determined that the Committee was discussing signs that are perpendicular and come off a building. Members thought a different type of sign was being discussed.

Member Warren asked if they could clarify that within the definitions.

Justin stated that is further explained later on page 46.

Member Shari Miller stated that she referenced the definitions and it's not there.

Justin stated that it was located in the "general provisions" section. He stated that if it's not clear enough, he can also put it in the definitions section.

Member Shari Miller stated that she thought not only adding definitions but some graphics to the definitions would be helpful.

Justin stated that he would do that for the committee.

Justin then went on to explain more changes he made to accessory signs. He changed 'shielded signs' to full cut off. He explained that full cut off is a better term within the engineering community.

Justin then jumped to #2-part C on page 46. He wasn't sure what was meant by 'bulletin board' He asked if they meant a manual non-electronic message board sign?

Committee Members agreed that was the type of sign they meant. Justin updated that to the correct name.

Justin then asked the committee if they wanted to lump the CR district with the AR/R1/R2 districts.

Members Shari and Mike Miller both agreed. They do not want flashy signs in that area that could bother the residents since it is a transitional area.

Members then discussed section 122 Part 1. Justin explained that he accounted for vehicles that are used as large signs. He stated he thinks they can be an eye sore to a community.

All members agreed with his opinion.

The committee quickly reviewed parking.

For the off-street parking list, it was originally unnecessarily long according to Justin. He stated that he narrowed this down to 27 items. He carried over what was worked on previously but also added items he felt were missing or needed updating.

With the meeting coming to an end the committee scheduled their next meeting for February 2<sup>nd</sup> at 5:30 p.m.

DATED 1/19/2022

4

Respectfully submitted,

Kyle Coughlin,  
Secretary to Zoning & Planning  
Deputy Town Clerk  
Town of Dunkirk