MEMBERS	William Mahoney, Chairman
PRESENT	Brian Reed
	Scott Green
	Frank Meyer, DDS
	Joseph Eppolito
	Tony Weiss
	Bethany Fancher-Herbert
	Bill Zittel
EXCUSED:	Andrew Romanowski, Vice Chairman
OTHERS:	Town Engineer - David Johnson
	Town Council - Susan Wilhelm, Richard Ventry
	RDJ Development – Kyle & Maggie Jablonski
	Paul Farrel

Minutes from last meeting

Mr. Eppolito made a motion to approve the minutes of the November 6, 2019 meeting. Seconded by Dr. Meyer; All "Ayes" motion approved.

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RDJ Development Pre-Submission:

RDJ Development is the owner of Land-On Enterprises. They are currently renting space from Eden Pipe for their shop. They are in the process of negotiating the purchase of some land adjacent to Eden Pipe from the Catholic Diocese. The property is an open field next to the Catholic cemetery. Mr. Jablonski is hoping to determine lot compliance and building requirements before he commits to purchasing the land.

Mr. Mahoney explained that the property is zoned as Planned Industrial and that there is limited space available in this zone. The Board discussed the Town's Comprehensive Plan and what the vision is for the Town of Eden. They also discussed appearance of businesses and what they don't want to see.

Mr. Jablonski asked what his next steps should be and how to move forward and streamline the process. Mr. Mahoney explained the site plan review process and the importance of utilizing licensed professionals. A site plan review checklist will be provided. Mr. Mahoney further explained the criteria that the Board will need to review – master plan for the entire lot - how much of the property will be paved, how much equipment will be stored outside, landscaping plans, access points, drainage and lighting. Mr. Jablonski's engineer should work closely with the Town engineer to fully understand the Town's vision and requirements.

Sign Code Review – Recommendation to Town Board:

Planning Board members and Sign Committee members discussed the proposed Sign Code. Mr. Reed made a motion to recommend the following to the Town Board; Seconded by Mr. Zittel; All "Ayes" motion approved.

1. **225-29A (5) – REVIEW BY SIGN TYPE** (Page 7)

   Move the review from the Planning Board to a Sign Review Committee, consisting of one Planning Board member and the Code Enforcement Officer.

   This would require the creation of a Sign Review Committee that would have the ability to approve a sign permit application or refer it to the planning board for approval.

2. **225-29A (6) – A. SIGN AREA** (Page 9)

   Add 2. When a sign is double sided, the area measured remains the structure size (one side), not the message areas combined.

3. **225-29A (17) – SIGN TYPES BY ZONING DISTRICT CHART** (Page 16)

   Max number of signs should read max number of sign types.

   Under zoning districts should read 1 sign type, 2 sign types etc.

   Districts GB, MU1, MU2, PI, GI adjust to a maximum of 3 sign types per use –   however, one of them must be a window sign.

4. **225-29A (10) LOCATIONS** (Page11)

   Add 4. The setback distance for a sign may be increased by the code enforcement officer to provide safe visibility for vehicles entering a public roadway.

5. **225-29A (18) 2 -GROUND SIGN ADDITIONAL REGULATIONS** (Page 20)

   Add e. The setback distance for a ground sign may be increased by the code enforcement officer to provide safe visibility for vehicles entering a public roadway or for other reasons provided in writing to the applicant.

6. **225-29A (18) 2- PILLAR SIGN ADDITIONAL REGULATIONS** (Page 21)

   Add c. The setback distance for a pillar sign may be increased by the code enforcement officer to provide safe visibility for vehicles entering a public roadway or for other reasons provided in writing to the applicant.

Mr. Eppolitto made a motion to adjourn the Planning Board meeting. Seconded by Dr. Meyer; All "Ayes".   Motion approved.

The next meeting is tentatively scheduled for January 8, 2020 at 7:00 pm.

Respectfully submitted,
Jen Crowe
Secretary Eden Planning Board