

**PLANNING BOARD  
FEBRUARY 9, 2010  
7:00 PM**

PLANNING BOARD MEMBERS PRESENT; Pat Rice, Richard Johnson, John Warner, Steve Senske, Julie Lescynski, Duncan McNeill

Others Present; Brad Lawson, Arthur Thomas, Don McCord, Richard Sena

***(Correction to 1/12/10 minutes paragraph #1)***

Mr. Geist opened the meeting. Mr. Lawson said that he has been in contact with a gentleman who wishes to develop a 40 acre parcel on the corner of Butts and **Cheney** Roads. Mr. Lawson said he is planning to meet with him January 14, 2010 to discuss some of the details. Mr. Lawson said he is planning to develop three, 3 acre lots and five, 5 acre lots.

Mr. McCord gave the Board a draft copy of the Establishment of the Water Quality Protection Overlay District, a local law amending The Town of North Harmony Zoning Ordinance and shared copies of the Chautauqua County GIS maps outlining the overlay district. Mr. McCord reminded the board that the Overlay district is a draft copy.

The Board reviewed the draft copy of the Establishment of the Water Quality Protection Overlay District. After discussion, on the highlighted items in the draft Mr. McCord agreed to make changes to the draft and bring in the revised copy to the next regular meeting.

Mr. Lawson and the Board discussed the 40,000 square foot law (to maintain a private well and septic system) already implemented by Chautauqua County. Mr. Lawson agreed to reword all portions of the Zoning Ordinance to be in compliance and return to the next regular meeting with all changes that the Board will then recommend to the Town Board for adoption.

Mr. McCord reminded the board of the upcoming meetings that Chautauqua County will be holding on their Comprehensive Plan; one will be held February 10, 2010 at 6:30 PM at the Clarion Hotel in Dunkirk and one will be held February 11, 2010 at 6:30 PM in the Hamilton Collegiate Center at JCC's Jamestown campus.

The next regular meeting will be held on March 9, 2010.

The meeting concluded at 8:45 PM

Respectfully Submitted,  
Planning Board Clerk

Penny Best