

Town of Arcadia Zoning Board Minutes

Date: October 1, 2025

Applicant: Cole Fletcher

Address: Vacant Parcel on South Side of Route 31

Request: Use Variance for a billboard in a GB District

Members Present:

- Tom Levis: Present
- Jeff Tyler: Present
- Gina Donnelly: Present
- John Zornow: Absent
- Dan Quagliata: Present

Neighbors Present:

- Cole Fletcher-1943 Mills Rd Waterloo NY
- Allyson Dressing-1943 Mills Rd Waterloo NY

Legal Notice Read: Yes

Comments: Cole Fletcher started the meeting by explaining where the billboard could go on the property. The DEC report could take up to 90 days. Gina Donnelly asked about hardships, and about the other locations of their billboards, and what kind of businesses they would put up on the billboard. Cole Fletcher explained the DOT regulations, and stated that this would be his second billboard, and that he would ask local businesses to be on the billboard.

Motion made by Jeff Tyler, seconded by Dan Quagliata to approve with the following conditions; Foundation plans, site plan, DEC report, DOT approvals, all within the next 12 months.

	Voted	
	YES	NO
Tom Levis	<u> X </u>	<u> </u>
Jeff Tyler	<u> X </u>	<u> </u>
Gina Donnelly	<u> X </u>	<u> </u>
John Zornow	Absent	
Dan Quagliata	<u> X </u>	<u> </u>

Variance Approved with conditions.