

**Colden Planning Board Meeting**

May 20, 2014

**Planning Board** John Antkowiak, Roy Bergman (Chairman), Frank Hycik,  
**Members Present:** Linda Kotlarsz, Walt Krammer, George Reinhardt, and  
Rich Sheldon

**Others Present:** Paul Cohn, Ron Fraser, John Kruszka, Charles McMicken,  
and approximately 5 residents

Chairperson Roy Bergman called the May 20, 2104 Planning Board Meeting to order at 7:00 PM in the courtroom at the Colden Town Hall.

I. April Minutes

Roy Bergman motioned to approve the April 15, 2014 minutes and Linda Kotlarsz seconded, all were in favor.

II. Cohn – SUP, Wind Project

The Board reviewed the Special Use Permit (SUP) with Mr. Cohn. The fall zone is still a safety zone issue that was addressed by Walt Krammer. There are also concerns about blade shedding, environmental factors, and how emergency responders would be able to respond. The environmental factors that were mentioned are: noise and light flicker (visual) that would affect the adjacent landowners.

The Planning Board reviewed:

- Chapter 106 WECS Compliance
- Chapter 96 Towers Compliance
- General matters via Discussion
- Subsequent Recommendation

The documents reviewed at the meeting will be submitted to the Town Board.

Mr. Cohn is still contacting neighbors regarding the petitions that were mailed. Mr. Cohn stated that he was able to contact four out of ten residents from the list that he received. It was mentioned by Roy Bergman that it should be completed before the Public Hearing that is already scheduled, by the Town.

As noted by Roy Bergman: “The Planning Board having requested, received, and considered information related to this wind turbine SUP application, a component of a permitted aquaponics project, recommends to the Town Board that the applicant be granted. The requested Special Use Permit, provided the safety fall zone/set back requirements set forth in the Colden Code (108-36 (C) and (E), and 96-C-2A) and

addressed in the required Building Inspector's Report, can be met or addressed to the satisfaction of the Town Board and Town Attorney." Roy motioned to approve the SUP and Walt seconded, majority of the Board was in favor. A letter of recommendation will be sent to the Town Board.

### III. McMicken – SUP, Auto Dealership

The Board reviewed the Special Use Permit (SUP) with Mr. McMicken. The Board reviewed the one to two vehicles as noted on the letter of intent and changed it to five vehicles. The Board was satisfied with the report from the Environmental Board regarding how the spill and clean up of waste materials will be handled. Mr. McMicken stated that five out of eleven of the neighbors have been contacted regarding the petition. He is working on contacting the remaining six neighbors as soon as possible. The Board mentioned to Mr. McMicken an annual inspection will be performed, and he agreed to cooperate. Roy Bergman motioned to approve the SUP and Rich seconded, all were in favor. A letter of recommendation will be sent to the Town Board.

### IV. Special Use Permits

The Board discussed the Annual inspections and on-site visits. The Board stated that the Dog Warden and the Antenna Inspector will not be doing on-site inspections, as done in prior years. The annual on-site inspections will remain in effect for junk yards. The next inspection for the junk yards will take place on June 7<sup>th</sup> at 9am.

### V. Signs

The Board discussed the brightness of businesses' signs at nighttime. The signs are programmable and can be adjusted. Any high intensity sign should be dimmed at 9pm or at dusk. The sign owners should follow regulations and run their signs modestly. Linda Kotlarsz mentioned that the code book should be updated.

### VI. Definitions

Rich Sheldon discussed his concern for how small Amish Buildings without any structure have been assessed by the Town Assessor. The buildings have been assessed more than their value in worth. If a building isn't attached to the ground, it shouldn't be assessed as real property. A concerned resident asked about gardening houses and questioned how they should be assessed. Rich Sheldon will look into the issue.

### VII. Such other matters

Nothing was discussed and no one approached the floor with concerns.

Rich Sheldon motioned to adjourn at 8:42 PM, seconded by Linda Kotlarsz. Motioned approved.