

Colden Planning Board Meeting

May 18, 2016

Planning Board Members Present: John Antkowiak, Frank Hrycik, Walt Kammer (Chairman), Peter Newsom, George Reinhardt, and Rich Sheldon

Absent: Linda Kotlarsz

Also Present: Jesse Hrycik (Councilman)

The May 18, 2016 Planning Board Meeting was called to order at 7:00 PM in the courtroom at the Colden Town Hall.

I. April Minutes

The Board Members reviewed the April minutes. John motioned to approve the minutes and Peter second, all were in favor.

II. Old Business

Straw Man Overview by Chairman

Walt continued the discussion from the previous meeting held in April regarding solar panels. Walt was able to communicate by telephone with the Town of Colden's Attorney. Walt is waiting to receive a few model ordinances from Ron Bennett and Walt will forward the information to the Planning Board Members as soon as it's available. Jesse mentioned that a public hearing scheduled for June 9th regarding a moratorium for commercial base solar panels and a notice will be published in the Springville Journal.

The Planning Board Members are still working on establishing guidelines, property setback requirements, and a safety data package for First Responders. Walt will work with Ron Bennett and will update Planning Board Members during the June meeting.

Temporary Signs

Rich asked to wait for Linda to be present before discussing the topic. The topic was deferred until next month's meeting.

Crossing Residential to get to Agricultural Zoning:

The Planning Board discussed properties located in the Town of Colden that are affected by crossing residential to get to agricultural zoning and how to solve the issues. Since there are so many different variables regarding the properties, it would be impossible to provide one answer to cover all cases. The Town of Colden's Attorney recommended handling the properties case by case.

Safety /Hazard Training:

Peter attended the Safety / Hazard Training class on April 27th, 2016 and gave a brief overview of the meeting.

Historic District/Historic Overlay District:

Walt will arrange for the Town of Colden's Historian, Joseph Marren to attend a Planning Board meeting to give a review of his plans are for the Town of Colden.

B&P Rails to Trails:

The B&P Rails to Trails meeting that was scheduled for May was delayed and the next meeting is scheduled for June. Peter will try to attend the June meeting.

Municipal Workshop Attendance:

Linda was not present to give an update from the training session that she attended.

Feedback from Chairman's 3/21/16 email about online facilities:

Walt decided the use of a cloud or having a site to share documents requiring downloads isn't feasible for all Planning Board Members at this time. The topic will be removed from the agenda.

Comprehensive Plan:

Walt mentioned that Engineers will need to attend a Planning Board Meeting to give feedback on the most efficient way to update the plan.

III. New Business

Specific Code Sections:

108-Variou: Walt deferred the topic until the June meeting, so John Kotlarsz (Bldg. Insp/Code Enf. Officer) will be present.

108-8 – Certain Public Uses Excluded & 108-Variou – Satellites antenna provision: Peter mentioned that the code has poor terminology and the language is not consistent.

108-44.A.40 – Peter discussed the word highly in front of flammable should be removed and just state flammable instead.

108-44.C.2 – Peter mentioned that the verbiage of flammable and inflammable should be reviewed.

108-26.5.B – PE Stamped Drawings: Peter was concerned for standalone structures such as solar panels.

Update on the Erie County Charter Revision Commission:

Walt discussed the topic with the Town of Colden's Attorney and based upon the current information there is no legislative support for the Erie County Planning Board. Walt was going to find the article from the Buffalo News Paper that John mentioned.

Change of Use:

The Board Members reviewed the Site Plan Review from the Town of Colden code book page 108:87. The Board Members discussed the possibility of re-writing the topic with the intent of removing some restrictions. Walt asked for Board Members to come up with suggestions or changes for next month's meeting.

V. Such other Matters

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

John motioned to adjourn the meeting at 9:20 PM, Rich second. All were in favor.

Submitted by: Crystal Barrett