

Colden Planning Board Meeting

June 20, 2017

Planning Board
Members Present: Frank Hrycik, Walt Kammer (Chairman), Linda Kotlarsz,
Peter Newsom, George Reinhardt, Rich Sheldon, and Bobby Walker

Also Present: Jesse Hrycik (Councilman) and
John Kotlarsz (Bldg. Insp/Code Enf. Officer)

The June 20, 2017 Planning Board Meeting was called to order at 7:00 PM in the courtroom at the Colden Town Hall.

I. Old Business

May Minutes

The Board Members reviewed the May minutes. Walt suggested a change to the following sentence: Walt mentioned that the NY State DEC denied the NFG Northern Access pipeline project's "Water Certificate" thus putting the project on hold; subsequently litigation was filed by NFG. Peter motioned to approve the minutes with the revision and Rich seconded, all were in favor.

Kennel SUP Permit Review

The Board Members reviewed the draft Planning Board Recommendation to the Town Board for the Kidd permit submitted by Walt. The following revision was made:

Page 2, number 4: The kennel location is inside of the house at the northern end.

Peter made a motion to approve the revised draft and Rich seconded, all were in favor. Walt will submit the recommendation to the Town of Colden Board.

Special Use Permit (SUP) Inspections

Walt mentioned that all the annual inspections went well and that Gerry will issue the report for file.

NYS Clean Energy

The Board Members reviewed the energy benchmarking requirements for certain Town buildings and the standardized Unified Solar Permit (USP) process for the Town of Colden. Drafts of the proposed recommendations on the Benchmarking and USP resolutions were submitted by Walt for the Planning Board to review and discuss.

Walt asked for the Board Members to review the information and included John in the extended discussion on the matter. The following changes were made to the solar permit process forms from NYS as they will apply to Colden:

The Town of Colden hereby fully and formally adopts the New York State Unified Solar Permit process for NY – Sun Solar Powering New York, and establishes the permit fee at \$50.00.

Page 1: - Permitting fee of \$50.00, payable by check, cash, or money order payable to the Town of Colden Town Clerk.

Page 3: - Unified Solar Permit, electrical inspection, and building permit required. Planning review is not required for solar PV installations of this size. The Town Fire Marshall approval is required for solar PV installations of this size.

Page 4: - Walt will submit a fee schedule since there is an ongoing action item with the Town Board to act on the Colden Fees & Fines recommendation put forth by the subcommittee and the subsequent recommendation from the Planning Board. Jesse informally indicated that perhaps there were additional changes desired by the Town Board or Code Enforcement. Hopefully that can be resolved at the July PB meeting.

Walt asked for a motion from the Board Members to recommend the energy benchmarking to the Town Board. Rich motioned to approve the recommendation and Linda seconded. All were in favor.

Walt asked for a recommendation from the Board Members to recommend the adopting standardized solar permit process to the Town Board. Rich motioned to approve the recommendation and Bobby seconded. All were in favor.

The two recommendations will be sent to the Town Board for the upcoming July 2017 Town Board meeting.

Temporary Signs

Walt asked Rich if he was ready to discuss and review temporary signs with the Board Members. Rich asked to discuss the topic at the July meeting.

Historic District/Historic Overlay

Rich and Frank agree that it's not beneficial for the Town of Colden. After a brief discussion Walt will permanently remove the topic from the agenda.

Accessory Structure/Use Discussions

Walt asked Bobby to update the Board Members regarding his research on accessory structures. Bobby compared similar Towns to the Town of Colden. Bobby contacted Code Enforcement Officers from Sardinia, Warsaw, Marilla, Boston, and Yorkshire.

Bobby is waiting to hear back from Holland, Franklinville, and North Collins. Bobby reported most Towns will not allow an accessory structure to be built before a principle structure, so in that respect Colden is not out of step with nearby Towns of Western New York.

Code 108-Variou

Walt asked the Board Members to draft up concerns for the next meeting.

Alternative Housing

Walt also added concerns for alternative housing. Bobby researched tiny houses and the square footage would not be allowed in the Town of Colden. The Board Members will review requirements for foundations and trailers. Walt will email a link to the Board Members for searching local laws for multiple Towns. Code Enforcement feels that “tiny houses” and situations like tree houses may become more frequent issues in Colden, thus perhaps some pro-active recommendations to the Town Board are appropriate.

II. New Business

NYS Broadband

Peter scheduled a meeting with a Representative from Spectrum regarding broadband coverage for the Town of Colden. Walt will email to Peter past franchise coverage maps and “street walk” survey compliance and service limits that he received long ago from Adelphia and Time Warner regarding Colden cable/internet service. Peter will update the Board Members at the July meeting on this topic.

Northern Access 2016 Update

Walt didn't have any new updates. Walt did share that all pipeline easements recipients received their money that was owed and the NYS DEC denied the water certificate for the Northern Access.

NYSEG Distribution Power Line Thinning Activity

Walt gave an update the tree trimming will start in two weeks per information from the contractor NYSEG hired.

Clean Energy

A meeting was scheduled for June 22nd at 9:30am with Solar Liberty and the Town of Colden Buildings. The meeting is to discuss roof mounted panels installed on the Town of Highway Building and options for solar systems on the Town Hall and Senior Center as may be applicable.

Code Enforcement Orientation/Training

Walt asked for a Planning Board Member to attend the meeting with John K. and Gerry P. Bobby volunteered to attend the meeting so the attendance once scheduled will be JohnK (CEO), GerryP (Town Board), BobbyW (Planning Board) and WaltK (Planning Board).

Building Line Setbacks

The setbacks will be reviewed at next month's meeting.

Such other Matters

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

Peter motioned to adjourn the meeting at 9:10 PM, and George seconded. All were in favor.

Submitted by: Crystal Barrett