

Colden Planning Board Meeting

September 19, 2023

Planning Board Members Present:

Walt Kammer (Chairman), Dakota Forgione, Andrew Gow, Jackie May,
and George Reinhardt

Excused:

Cheryl Schenne and Bobby Walker

Also Present:

Tom Dziulko (Fire Inspector/Asst Code – Enf. Officer),
Jesse Hrycik (Councilman) Carrie DePasquale (Rec Department),
Bernie (Rotella Management), Jeff Gerde (Applicant)

The September 19, 2023 Planning Board Meeting was called to order at 7:05 PM by Walt in the courtroom at the Colden Town Hall.

The Board Members reviewed the May 16, 2023 minutes and Andrew motioned to approve the minutes and George seconded. All were in favor.

AFFP Draft Recommendation to the Town Board

Walt reviewed with the Planning Members the Negative Declaration SEQR issued by the Environmental Board on September 12, 2023.

Jackie motioned to recommend the final draft document to the Town Board. There was no discussion and Dakota seconded. All were in favor. The recommendation will be sent to the Town Board as soon as possible for consideration and potential adoption

Jeff Gerde - Change Of Use (9386 State Rd., West Side of Road), R2 Zoning, All in R2 Restrictive Road Frontage Zoning.

This topic is the continuation of the CoU which was started at a prior meeting but tabled due to technical issues with the mandated submissions and the content of them. Walt reviewed the prior revisions requested by the PB at the May meeting to be supplied by Mr. Gerde and his NYS RPLS on survey problems, and his NYS PE for design details. It was noted that the land survey square feet was corrected. Walt visited Mr. Gerde's site and stated that the citizen's building design drawings by a NYS RA met the Planning Board requests from the May meeting. It was confirmed that the loft area known as the choir area was removed. The easement of concern for the anchor utility pole was confirmed and it meets the setback requirement. The new survey was updated for the existing pavilion and paving in the parking lot and other details. The SEQR/EAF was reviewed by the Environmental Board and the Planning Board. The Planning Board concurred to accept the additional submissions from the Applicant since May 2023. The septic absorption field concerns were resolved. The water well (18" above land) protection was cut off at the parking lot laving level, which was not appropriate. We expressed concern about potential groundwater contamination to the aquifer at the wellhead. The applicant indicated that the existing well will be properly capped, and per the revised drawings a new one drilled to meet the setback from septic absorption field placement. It was noted that the lot is grandfathered lot of record, and based upon all factors considered in our code, the proposed garage location is approved after examination and comparisons with nearby similar residence setback distances per Colden code. The septic concern is about an existing single compartment tank. The Applicant's PE added a second tank with appropriate baffle. Walt noted that Erie County must accept the proposed design changes. Walt stated that the tanks appear to meet NYS requirements and the revised drawing is acceptable as long as EC DOH concurs since that approval is their domain and not the Town's. The Code Enforcement Officers should monitor that situation and confirm EC DOH acceptance in writing during the Building Permit administration for this project.

Walt reviewed the CoU changes with the PB, and after discussions, and Walt requested a motion from the Planning Board Members. Andy motioned to submit our favorable recommendation for the CoU to the Town Board, and George seconded. All were in favor.

New Business:

Walt introduced Bernie Rotella from Rotella Grant Management. Bernie introduced himself to the Planning Board Members and spoke about possible grants that the Town of Colden might be eligible for in the upcoming months. Carrie DePasquale was present representing the Colden Recreation Department. She and Bernie discussed possible grants for the recreation department. Walt also discussed actions by the ECRT and School interconnections, and wants to consider

possible funding for a related interconnection sidewalk from school to the hamlet. ECRT has funding for trail interconnection development from the bridge at the Boston-Colden Rd south to the area adjacent to Park St. Regarding all topics discussed, Bernie will inform the Town Board and Planning Board when applicable grants are available for Colden consideration.

Walt gave a brief update regarding the ECRT Change of Use submissions and the associated technical submissions, including the Short Form Part 1 SEQR/EAF. The SEQR may be a stumbling block for ECRT on the submission. The SEQR process for the project is under their lawyer's review with no firm decision as of the meeting date. Walt also noted that and a few seasonal road conditions and bridges need Engineer planning so that the ECRT trail in Colden will have safe and proper accessibility for Colden's EMS and First Responders.

George motioned to adjourn the meeting at 9:12 PM, and Andrew seconded. All were in favor.

Submitted by: Crystal Barrett