

## Colden Planning Board Meeting

June 21, 2016

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

Absent: Frank Hrycik

Also Present: Jesse Hrycik (Councilman), John Kotlarsz (Bldg. Insp/Code  
Enf. Officer), Joseph Marren (Town of Colden's Historian), and  
2 Residents

The June 21, 2016 Planning Board Meeting was called to order at 7:00 PM in the courtroom at the Colden Town Hall.

### I. May Minutes

The Board Members reviewed the May minutes and Walt made a correction to change the date to May 17, 2016 instead of May 18, 2016. Rich motioned to approve the minutes with the revision and Peter second, all were in favor.

Two Residents of Colden approached the Planning Board about obtaining information regarding a home base business, campground variation, and educational entity located in agricultural zoning. The residents presented the Planning Board with the details of their intent to establish an educational campground for foreign exchange students. The experience will be educational, agricultural, and will include culture. John Kotlarsz stated that a permit will be required to build the structure and it will be classified as an accessory to the principle because it's a business. Walt will contact the Town Attorney and will find out the specific site plan for campgrounds and will respond to the Planning Board Members by email.

### Historic District/Historic Overlay District:

Walt invited the Town of Colden's Historian, Joseph Marren to review the historic overlay district. Walt recommended that Rich and Frank to setup a meeting to review NYS State Laws for historic overlay.

### II. Old Business

#### Moratorium for Large Solar/PV Farms

Jesse stated that the moratorium was put in place for six months as of June 9, 2016 at the Public Hearing held by the Colden Town Board. Walt mentioned that Article X can nullify a

moratorium and that will allow the State to take over, and advised that the Town of Colden may want to beware of Article X.

#### Update on June 1, 2016 Seminar per NY-Sun

Walt stated that the seminar that he attended on June 1, 2016 had the same information that was presented at a previous meeting that he attended.

#### Training Session for First Responders

Walt will keep the Board Members updated when a training session will be scheduled for First Responders dealing with solar panels. The meeting will be held in the Town of Colden and it will be beneficial for Board Members to attend.

#### Temporary Signs

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

#### B&P Rails to Trails:

There was nothing new to report for the month of June and Peter was unable to attend the meeting that was held earlier in the month.

#### Municipal Workshop Attendance:

John A. shared his experience from the training session that he attended in May and found it beneficial. John A. stated that there was a lot of information and will forward to Planning Board Members. The topics that he attended were Planning, Zoning, and Solar Panels. Linda attended training sessions for Site Plan Review for Solar Panels and Wind Turbines, which also covered Ag Districts. Linda received a lot of handouts from the various Vendors at the seminar. Linda mentioned that the seminar would be helpful to new Planning Board Members.

### III. New Business

#### Specific Code Sections:

108-Various – The Board members discussed the best way to write a code for having multiple farm animals in a residential district. Walt was going to contact the Town Attorney regarding how to designate a code for farm animals in a residential district.

Peter reviewed his concerns for the following codes listed below with the Board Members:

108-8 – Certain Public Uses Excluded & 108-Various – 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.

Peter will email Walt an updated draft with corrections and strikeouts that will be sent to the Town Attorney for review.

SUP Inspection:

Inspections went well and dog kennels were done separately by the Town of Colden Dog Wardens.

NYFB Newsletter:

Walt provided information to the Planning Board Members regarding the NYFB Newsletter. He reminded everyone that the deadline is July 1<sup>st</sup>, 2016 to apply for the Residential Agricultural Discount.

Rich & Peter Meeting Regarding Fees:

Rich and Peter held a meeting to review the fees charged by the Town of Colden. They will submit the changes that they have made to the Planning Board at next month's meeting.

V. Such other Matters

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

Rich motioned to adjourn the meeting at 9:27 PM, Linda seconded. All were in favor.

Submitted by: Crystal Barrett