◦ PLANNING ◦ BOARD ◦
◦ Serving ◦
◦ COLDEN ◦ NEW YORK ◦

Agenda - Planning Board Monthly Meeting – 15Nov16 7PM

-Call to Order

-Roll Call

-Approval of Minutes 18Oct16 Regular Meeting

-Old Business: Note: *No **new actionable items** came up for November. The main goal of this meeting is to hear the presentation by Nussbaumer & Clarke staff on Comprehensive Plans. Closure of the Historic Overlay District discussion and more discussion about setbacks for various classes of solar is desired. We will have a short meeting as many members have outside obligations tonight.*

Presentation will be done first to allow visitors to depart after their presentation is complete while remaining PB business is transacted.

-Main Goal of Tonight's Planning Board Meeting: Presentation by technical and management staff of Nussbaumer & Clarke regarding possible realistic approaches to Colden's review and possible updating of the existing Master Plan to comply and be more in line with the latest NYS guidance for a complete Comprehensive Plan, including considerations by reason of new technology, additional social concerns, and other items now considered "normal" in New York State as the model for Town Comprehensive Plans. {60 minutes allowed for presentations, summary, and Q&A}.

-Old Business: ***PB Members, BRING your recent Working Paper Handouts for Reference***

- ***{may be deferred due to time pending above presentation timing}*** *Update on Continued Discussion of Solar/PV Permitting Process & Possible Code*
    - Moratorium for large Solar/PV Farms:
        - Passed by Town Board through November. Extend into February is requested.
    - Evolutionary Overview of Concerns on Solar/PV: (new NYS guidelines, 1 min.)
        - Continued revisions of plan due to new guidelines is underway. Planned review of final recommended code is delayed due to recent changes in USP and other NYS parameters. We will continue, pending time, more PB member feelings on

the matter of PV setbacks from property lines and/or structures ON the parcel where the installation will be done.

- Discussion by PB members as to setback ideas for each class of solar based upon recent action by NYS, Solar Smart, and PV Guideline documents (20 minutes), will formalize these ideas before next PB meeting to incorporate into PB's PV code recommendation:
  - MicroPV – small consumer units, still no town involvement
  - Roof Mounted Residence – no issues, presently building permit only, will become USP only. Revised USP now up to 25KW (was 12KW) for residence mounted system via USP (Residence PV was at 25KW since circa 2011 but old USP only included expedited processing up to 12KW before, now 25KW).
  - Roof Mounted Accessory Building – should normal accessory setbacks apply? The new USP guidelines allow this under USP. Questions possible about integrity of some accessory building and their ability to support additional PV roof loading. How should this be addressed in Colden, if at all? Since USP allows this category now up to 25KW there is a possibility for large PV in this class.
  - Ground Mounted Accessory Structure PV – now legal under NEW USP up to 25KW (was not defined in USP originally, but due to Colden local code, we treated as accessory use/structure; but now this class specifically included in revised USP). What setbacks should apply? Normal Accessory Structure setbacks or special setback for this PV use? How about placement on lot? Rear yard "recommendation" or more formal code? Should this class be allowed in all zoning?
  - Large Scale / Solar Farm Commercial PV – this is via SUP, but should additional code restrictions for boundary lines be defined? Should setbacks differ in size based upon nature of adjoining parcel(s)? For example a parcel in Ag which has ALL adjoining parcels in Ag, versus a parcel at the edge of an Ag zoning whose adjoining parcel is NOT in Ag zoning (ie. The zoning boundary issue). This is new concern NYS trainers mentioned. Should class be limited to Ag zoning?
  - Per recent specific PB questions on bonds: Issue of no NYS delegation of authority to local governments for requirements of performance, abandonment, or other surety bonds. Is this a concern for consideration?
  - Concepts and complexity introduced by recent decisions and changes related to NYS Ag District PV installations. In many ways this class may get exempted from local "burdensome" restrictions or code. A large new issue to consider.

- {at the request of the initiator this is deferred until 2017} Report back and final discussions on Temporary Sign from Feb meeting - code, issues which need attention?

- Report back and recommended actions, if any, from Historic District/Historic Overlay District working group (5 min, Rich & Frank to lead). Note: At May PB meeting coordination and review with new Town Historian took place.

- *{Defer to 2017, after gathering more budgetary information}*: Planning and develop background information for future budget estimates related to review and update for compliance of Comprehensive Plan (aka. Existing 2002 Master Plan). Activity underway to have presentation *by at least two engineering consultants* who do Comprehensive Plan reviews and updates and supply guidance for same. Schedule being coordinated, one firm set for November.

- *{Defer}:* Continued discussion on Special Use Permit expedited & abbreviated renewal considerations and procedures. Consider and review and changes to Town's regulatory code ***to specifically allow*** for the expedited and easy renewal cases which have occurred in past couple of years and identify the process for such actions.

- *{Defer}:* Continued Feedback from Planning Board members as to SPECIFIC code sections which should be reviewed and perhaps updates drafted in 2016 (please come with additional suggestions, if any, for near term consideration) (10 minutes if interest warrants)
  - §108-Various - Rabbits and Chickens and Alpaca, Oh My – Discuss possible issues with animals in R1 & R2, RB and Commercial Zones; are there any issues in Ag which abuts to another zoning? Are these any issues in R1/R2 which is defined at the road frontage and back 300' into Ag backland? Continued coordination with Town Attorney underway on this matter. Goal was to limit Ag animals in R-zones. Issue of Acreage vs. Placement on the parcel also. Legal review continues.

- New Business: No items have been identified for September meeting.

- **- Other Such Matters As May Come Before the Board**

- **- Adjourn**