

◦ P L A N N I N G ◦ B O A R D ◦  
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## Agenda - Planning Board Monthly Meeting – 18Jul17 7PM

-Call to Order

-Roll Call

-Approval of Minutes 20Jun17 Regular Meeting

**-Main Goal of Tonight's Planning Board Meeting:** We have a Change of Use to review and come to a recommendation on. We want to continue the tabled agenda topics from our June 2017 meeting which ran "overtime" due to long agenda. The most critical factor is the review and consensus on the Colden Solar Energy System code/zoning recommendations supplied as Draft Version #16 to all PB members.

**-New Business:**

Review of the Change of Use application from Mr. Press for a parcel with frontage on Rte240's eastern edge and Blanchard Road's northern edge on the northeast section of that intersection. The proposed site plan will also be reviewed. The proposed change of use is from vacant lane is to an allowable use in the parcel's Ag zoning. All PB members have been supplied a hardcopy of this application and also of the SEQR as processed by the Environmental Board.

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

- Discussion by Planning Board regarding Draft Version #16 of the Colden Solar Energy System code and zoning. Objective is to come to a consensus and provide a recommendation to the Town Board for their public hearing and action in August 2017. Coordination with the Town Attorney will be necessary after the Planning Board reaches a consensus and recommendation.
- The Town Board passed the recommended Resolution for CEC Benchmarking at the July meeting. Item was covered at the prior workshop with the TB.
- The Town Board passed the recommended Resolution for the Planning Board to incorporate the Colden Unified Solar Permit (USP) authority into the Town of Colden Solar Energy System code for residential roof mounted and ground mounted systems of 25KW or less in capacity. The Town Board also authorized the form and content of the Colden USP Forms and Guidance pages as incorporated into the passed Resolution. Item was covered at the workshop with the TB.

- CEC Update Meeting with UBRI on 6Jul17 at Town Hall – Walt will update the PB on that status and our CEC submission status.
  - Spectrum (former Time-Warner) Internet, Cable, Phone coverage in Colden on 10Jul17 at Town Hall - Peter will report on the meeting held at Town Hall with Spectrum and the basic updates from that meeting. PeterN, GerryP, and WaltK attended that meeting. Peter will also update on the next planned interaction this Fall. Pete will also summarize how the NYS Broadband Initiative Phase Three (Round #3) relates to this situation.
  - Report back and final discussions on Temporary Sign from June meeting since Rich requested it be deferred until July – what about code & issues which needs attention? Board to review comments from PeteN; discuss concerns to determine final Planning Board action item for this sign issue. {10 mins, Pete and Rich)
  - Continued Accessory Structure/Use Discussions – Bobby will present any new findings relative to similar nearby Towns code similarity to Colden’s regulations. Review concepts between existing Colden code and discuss as to it certain changes should be made to the existing code for some districts. Discussion; after determination of interest, set up subcommittee to review and consider alternatives if appropriate. Discussion with Code Enforcement on issue continues from last meeting. This is reviewed again here due to the lack of quorum at last meeting.
  - Continued discussion regarding Animals in certain zoning: Code §108-Variou s - At the June meeting the Chairman requested that the board members think about this longstanding matter and come to a consensus IF the Planning Board should consider and/or recommend any changes to the existing Zoning on this topic. Absent that we shall consider this matter closed unless comments warrant continued placement on the agenda.
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  - NYSEG Roadside Distribution Power Line Tree Thinning Activity – still no obvious activity by contractor in Colden so will determine status once again on this schedule. “Asplundh Tree Expert Co.” will be contractor doing work. (Walt)
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  - Town of Colden Solar Panel Initiative CEC Update – Walt will update the Board on the activities related to this ongoing possible initiative in Colden based upon the 22Jun17 meeting with Solar Liberty at Town Hall. PB Attendees at that meeting were BobbyW and WaltK. This will be a longer term proposal/action which may relate to a CEC High Impact Area credit.
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  - Town of Colden Solar Training for Code Enforcement and Other Officials – The State representative still has not coordinated with Code Enforcement as to when the introductory session will take place. Therefore, no progress on this High Impact Area to report. When scheduled attendees will be JohnK, GerryP, BobbyW and WaltK.
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**{Items which will be deferred for July}:**

- {Continuing activity into 2017} In the past we have had several briefings from the Erie County Department of Environment and Planning (EC DEP) staff dealing with the Erie Niagara Regional Framework which is a prescriptive planning initiative at the regional WNY level. The UB Regional Institute has created a parallel plan called One Region Forward which is a different look at how the future of WNY can be structured. At the Planning Board January 2017 meeting the UB staff gave short presentation on One Region Forward which is a non-prescriptive plan that is more goals oriented. During 2017 the PB has a goal to review the UB plan to determine if we would like a more detailed in depth presentation at a 2017 PB meeting. In January 2017 PB members were supplied with hardcopy handouts for our files and examination. Walt will also schedule a presentation from EC DEP to update the PB on any new developments with the Framework philosophy. The end goal of this relates to the desire to review and perhaps update the existing Colden Master Plan in order to turn it into a more complete NYS compliant Colden Comprehensive Plan including an appropriate supplement which would be a Colden Farmland Protection Plan. The Planning Board will keep everyone informed as to activities on this matter for the summer of 2017.
  - *{Continuing activity into 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.
  - *{Continued activity into 2017}*: 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 in formal code procedural section(s).
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**- New Business:**

- Possible revisiting of the existing Colden Kennel code and consider changes if consensus is that the existing code is overly burdensome for non-commercial private dog owners.
- **- Other Such Matters As May Come Before the Board**
- **- Adjourn**