

◦ P L A N N I N G ◦ B O A R D ◦
◦ S e r v i n g ◦
◦ C O L D E N ◦ N E W Y O R K ◦

Agenda - Planning Board Monthly Meeting – 21Jan20 7PM

-Call to Order

-Roll Call

-2020 Planning Board Organizational Meeting Matters

The 2019 Chairman, to expedite matters for the UBRI presentation, performed initial duties for this January 2020 meeting. The 7-year term on the PB for our deceased long term Planning Board member Richard S. Sheldon required appointment of a new PB member. The Town advertised the vacancy by a November mailing and 4 responses were received. Interviews were held for all applicants and a Planning Board appointment for Jacqueline May was announced by the Town Board at the TB's 9Jan20 Annual Organizational Meeting. The Planning Board welcomes our new member.

The Planning Board members must nominate and elect a new Chairman on a yearly basis, other factors notwithstanding. Therefore, nominations will be opened; comments and discussion offered, and a formal motion for vote will then take place with the Secretary compiling the results. Subsequent to the vote, the new Chairman will run the remaining portion of the January 2020 PB meeting.

Adjourn the Organizational meeting and begin the regular January 2020 Planning Board monthly meeting.

-Approval of Minutes 17 September 19 Regular Meeting

-Main Goal of Tonight's Planning Board Meeting: PB interactions with the UBRI representative on the matter of higher level Regional Plans which exist and apply to Colden, and (2) Review of Colden's past and present participation in the NYS Clean Energy Community initiatives. After the workshop there will be a brief update for activities or lack thereof, status of ongoing actions. There will be a limited discussion on certain old and new action items. Tabled items will be addressed at a later date when coordination with other Colden officials can be addressed in an efficient coordinated manner between all parties.

-Presentation and Workshop by Jason Kulaszewski, UB Regional Institute, Clean Energy Coordinator:

Two matters will be presented and then discussed as the first activity for the meeting. They are:

A review and refresh memories for existing Planning Board members as to the purposes and concepts within the two higher level Regional plans which exist and apply to Colden. It is important to understand these as the content of both plans needs to have sensible integration within our pending Colden Comprehensive Plan which will be commencing in early 2020. The two regional plans are:

- UBRI's One Region Forward, and
- The Erie-Niagara Framework for Regional Growth

After our workshop on this Regional Plans, Jason will communicate some additional information about Colden's participation in the ongoing NYS Clean Energy Community initiatives as well as review of new and other High Impact Areas which might be of interest to the Planning Board for a recommendation to the Town Board for action. The opportunity for Q&A will be included in this at the meeting.

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

- **LUCA** – Peter will update as to recent actions with Town Assessor and other items of merit.
- **ECRT** – Peter will report any issues of significance, if any.
- **Bobby's Action Items:** Give updates if appropriate, and pending availability discussion of proposed Flag Lot zoning might be discussed, but no action will be taken at this meeting on this matter.
- **Colden's Clean Energy Community Initiative Updates** - Several activities since last meeting took place. They include:
 - 12 citizens (13 counting one which has been deferred until Spring 2020) have signed contracts with CIR under this Colden Solarize Campaign. Therefore we have easily met the CEC goal of 10 contracts and thus have another CEC High Impact Area milestone completed.
 - Our UBRI CEC Representative gave a presentation about our overall activities and the Chairman will continue to interact with him over the next several months to identify any additional milestones which might apply to Colden and are within budgetary reach in the coming year.
- **Continued Discussion of procedures and fees for changes, upgrades, modifications and new co-locations of telemetry and telecommunications/media broadcast equipment** on existing Tower facilities in Colden should be reviewed by CEO staff. No action planned for January on this matter.
- **Planning Board Update(s) at Town Board Workshop** – There was interaction with the TB during the interview process for the vacant position on the PB but no other matters were discussed in

depth. No action was taken on any PB issues or comments and no action planned for January's PB meeting on this matter.

- ***Prior PB Agenda Items B3, B4 are tabled by the PB Chairman until further notice***
 - ***Prior PB Agenda items B5, B6, B7, B12, B13, B14 are tabled by the PB Chairman until further notice.***
 - ***B15: Flag Lot Cases, and do we need definition of Flag Lot viz-a-viz subdivision issues?*** This topic will be discussed pending time available based upon Bobby's draft code; Walt will work with Bobby and have a definite recommendation and sample zoning changes for consideration at the next PB meeting. No action planned for January 2020 PB meeting.
 - ***B16: Zoning changes for 5G Cellular Equipment Installations:*** Tabled by the PB Chairman until further notice, although scheduled of Fees is now added to Colden Fines and Fees chart and Walt expects a rough draft of proposed code chapter at the next PB meeting.
 - ***Colden Code for Renewable Energy Storage Systems within the Town:*** Development of new code chapter covering same is underway and a draft will be available for the PB to review in the near term, probably at the March 2020 meeting. The importance of getting this code chapter adopted was driven home when many Planning Board members attended the Workshop on the system proposed for the Concord/Sardinia border. Initial land use will be 2,500 acres for the solar array with the ultimate usage being 4,000 acres when the storage facility, switchyard, substation, and other infrastructure are completed. Town input under Home Rule is impacted by Article X and the decision process by the NYS Siting Board for projects over 25 Megawatts. This is likely a near term project of over 300 Megawatts of PV production and likely similar storage (say 300-400 Megawatt/Hours) in our neighboring towns and not something which is out 7 or 10 years. While Colden's existing code covers the solar farm portion of the project pretty well, our code is silent on the storage portion of the project. Thus we will expedite this task which we put on the back burner last summer due to other PB time demands.
 - ***Draft Code Changes from 2019 TB Workshop*** – Walt is drafting the final recommended changes in detail that were handed back to the PB for rework. He will have them for review at the next PB meeting in February. No action will be taken on this in January 2020.
 - ***NYS Ag & Markets Law Regarding actions within 500' of Parcel in Ag Overlay District:*** Prototype support now at www.erie.gov online mapping, but it needs more validation by WaltK before it will be included in the Town's procedures to handle issues on this matter.
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- New Business:

- **Formal new Town business:** None which required actions were identified for this month, and none were referred to the Planning Board by Code Enforcement, the Town Board, or the Town Clerk, as requested agenda items.
- **New PB Comprehensive Plan RFP Comments:** RFP for the consultant was issued on 13Jan20. Will advise as to status as warranted. Walt has been coordinating with the Supervisor and the Town Board on this matter so that our budgeted activities will proceed efficiently over the next 15 months.
- **New PB Agriculture and Farmland Protection Plan Comments:** Walt is working with consultant in the preparation of a Ag&Mkts Grant for this action which hopefully Colden will obtain. A Ag Citizens Committee has been formed by people involved in the many issues to which this plan relates. Final details on that will be forwarded as appropriate. Walt has been in communication with the Supervisor and some Town Board members on this matter.
- **- Other Such Matters As May Come Before the Board**
- **- Adjourn**