

◦ 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 – 18Feb20 7PM

-Call to Order

-Roll Call

-Approval of Minutes 21 January 2020 Regular Meeting

-Main Goals of Tonight's Planning Board Meeting: (1) PB interactions with a NYSERDA contactor representative regarding an overview of the NYS Stretch Code which deals with potentially pending NYS Energy & Building Code changes which could impact residential and commercial structures in Colden. (2) The PB will review and possibly reach a decision on the Consultant proposals in response to Colden's RFP for a new Comprehensive Plan. (3) After the RFP action 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 agenda slots and coordination with other Colden officials can be addressed in an efficient coordinated manner between all parties.

-NYS Stretch Energy Code Information: Presentation and Workshop by NYSERDA Contractor, Louis W. Vogel, PE, LEED AP, President of Taitem Engineering, PC of Ithaca, NY

NYS and NYSERDA are proposing certain new energy and building codes which presumably will enhance building energy efficiency and assist NYS in meeting the current NY Executive Branch's initiative for a carbon emission free NY by defined dates in the future. Concerns related to how this initiative will impact affordability of new residential and commercial properties are of course important. Additionally there is potential that the new codes would require modifications and/or new sections in Colden's codes as may be forced by the initiative. The purpose of this presentation is to introduce Colden's Planning Board and Code Enforcement Officers as to the concepts behind this initiative as well as some of the already identified areas of concern for rural communities such as Colden. This is only a first step and a future session with NYSERDA staff and contractors is expected.

With the Planning Board monitoring these matters it will allow the PB Chairman to periodically update the Town Board as to potential Planning Board recommendations justified for referral 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

- ***RFP Response Evaluation for Colden Comprehensive Plan Consultant*** – The Planning Board members will review and possibly reach concurrence for a recommendation decision on the Consultant proposals in response to Colden’s RFP for a new Comprehensive Plan. An evaluation matrix developed by a Planning Board member shall be used to document the discussion and recommendations. It is desired that the PB’s recommendation be acted upon at the Town Board’s March 2020 meeting so that the kickoff with selected consultant may occur consistent with expected Grant decisions for Colden’s Agriculture and Farmland Protection activity in conjunction with NYS Ag & Markets staff in Albany and the consultant to be used for that work.
- ***Updates on PB’s Agriculture and Farmland Protection Plan Initiative*** – Walt has prepared a grant application draft for submission of an NYSDAM (New York State Department of Ag & Markets) Grant which hopefully Colden will obtain. The draft has been reviewed by the TB members for concurrence. We confirm the creation of a Ag Citizens Committee with citizens involved in the many issues to which this plan relates. Final details will be forwarded as appropriate, including a PDF of the submission when public. Walt has been coordinating with the Colden Supervisor and Town Board members on this matter; the required resolution for submission of the grant was adopted at the 2/13/20 TB. It is expected the application will be formally submitted Wednesday or Thursday of this week which should position Colden’s timing consistent with a Round#1 Grant Award on 4/1/20.
- ***Heath Road LED Roadway Lamp Issues*** – The PB has resolved the matter of the missing lamp at the intersection of Heath Rd and Hayes Hollow (southbound). NYSEG will replace that missing intersection lamp with a new LED bracket and luminaire. The other roadway light is at the “hump” east of Rte240 and Heath. That lamp is in operation but undocumented due to a paperwork issue at NYSEG. Replacement of that lamp with an LED required a Town Board resolution which was adopted at the 2/13/20 meeting. Required submissions have been forwarded to NYSEG. Both locations will be scheduled, weather permitting, with the former already likely to be installed within the next week to 10 days.
- ***LUCA*** – While Peter’s LUCA tasks are complete, he will give a short update as to staffing needs related to the execution of the upcoming census starting in the Spring of 2020 and anything else of merit. Other than that the LUCA task is retired from our PB agenda and will be removed after this meeting.
- ***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:

- Jackie May of the PB is undertaking the gathering of information, pricing, and other supplemental information dealing with possible NYS Grant Opportunities which would allow installation of a dual ported EV Charging Station on Town property in the Hamlet. It is expected this could enhance local business revenue in the Town while travelers are doing their 90 minute recharge on the suggested Level 2 Charger Station(s). It is expected that with Town Board concurrence that we may submit a DEC Grant application which covers the majority of the costs. The stations would be proposed as “revenue neutral” with any Town direct or indirect costs being paid by the fees levied for vehicle charges at the station.
 - The PB is reviewing other suggestions which came up during recent interactions with the UBRI’s Clean Energy Coordinator (contractor for NYSERDA).
- ***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 February on this matter.***
- ***Planning Board Update(s) at Town Board Workshop*** – There was interaction with the TB during recent weeks with respect to the TB adopting two resolutions needed for continued PB progress. The first dealt with a Heath Rd roadway light and LED conversion and the second was an authorizing resolution dealing with the PB’s upcoming submission of a Grant Application for a new Agriculture and Farmland Protection Plan which will be developed in parallel with the pending new Comprehensive Plan activity. No TB action was taken on any other PB issues or comments and no action planned for February’s PB meeting on other topics at this time.
- ***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 February 2020 PB meeting due to a crowded agenda.
- ***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 a future 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 ArticleX 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 TB Discussions/Workshop*** – Due to a pending Town Board Workshop, the old matters were referred back to the Planning Board for restatement and a summary document draft will be submitted to the TB prior to their workshop, timing permitting. Walt is drafting the final recommended changes in detail that were handed back to the PB for rework. That draft might be available for review, but agenda is busy for February, so no action will be taken this month.
- ***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 seems to be correct based upon the Chairman's validation up to a point. It properly reflects status to 13/31/19, but additional parcels were annexed (or removed) by the County Legislature for 2020. Walt is working with EC DEP to make sure that the one additional parcel in Colden is added to the database and maps. At that time we will work with the CEO's and create an additional "form" or other method to insure that actions are properly tested against the NYSDAM criteria and all notifications take place in accordance with law.

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