

Colden Planning Board Meeting

April 21, 2026

Planning Board
Members Present: Walt Kammer (Chairman), Paul Idzik, Andy Gow,
George Reinhardt, John Riley, and Cheryl Schenne

Excused: Larry Krzeminski

Also Present: Jim DePasquale (Town Supervisor) Jesse Hrycik (Town
Councilman) arrived at 7:20PM, Tom Dziulko (Fire
Inspector/Code-Enf. Officer) departed at 9:29PM
Steve Lehman (Town Constable) and Approx. 9 Residents

Walt called the April 21, 2026 Planning Board Meeting to order at 7:04 PM in the courtroom at the Colden Town Hall.

The Board Members reviewed the February 17, 2026 minutes and John motioned to approve the minutes and George seconded and all were in favor.

Special Chairman Introduction for Meeting

Walt explained some preliminary topics, including the Planning Board's role for such as creation, review and recommendations and for PB actions upon any referral by another Colden agency for code changes, Change of Use (CoU), Special User Permit (SUP), SEQRA issues, and Site Plan Review (SPR), or request by the Town Board. For Planning Board meetings there is no mandatory Privilege of the Floor. The Town Board will have the final review and disposition actions on all CoU, SUP, and SPR with due consideration to the advisory reports from the Colden Environmental Board and Colden Planning Board. Walt explained the process and the purpose of an advisory report from the Planning Board to the Town Board final actions. Any code change, SUP, or Site Plan Review will require a public hearing scheduled at a Town Board meeting. Other routine actions do not require a public hearing.

Walt gave a detailed summary of Colden's Restrictive Zoning and reviewed the zoning map to help clarify a topic on the agenda. Walt then reviewed our restrictive zoning districts in Colden: R1, R2, Restricted Business (RRB), and Commercial. Restrictive zoning is done on parcels to regulate with setbacks for most activities including any newly permitted land uses such as our pending initiatives. All Towns with zoning regulate land use, including land use for raising animals as is done in almost all other towns. The majority of land in Colden is zoned

Agricultural with the restrictive zoning only applicable in certain areas from the road centerline back 300' deep into the parcel which is located in a restrictive zoning district.

Mill Street Bridge

Walt presented the material he prepared and presented for review at the recent Town Board Workshop meeting on April 16th, 2026. Walt shared photos and drawings related to the slideshow presentation that he provided regarding the condition of the bridge and a suggested remediation approach. As per NYSDOT there's a weight limit of 11 tons. There will be a temporary bridge built and once the project is complete there won't be a weight restriction.

Kummer Park

Walt shared the park updates that he presented for discussion at the Town Workshop meeting on April 16th, 2026. Walt discussed how beneficial disc golf, cross country skiing, and snowshoeing are to the park. Walt shared photos during his slideshow presentation on the new park upgrades and amenities that are planned. There will be a new playground, exercise and fitness stations, handicap accessibility trails that will meet ADA requirements as well as more BBQ grills and modern tables with benches. There are two phases of the project, which will include a Phase2 pavilion that will allow an ice rink in the Winter months and various fitness stations.

Battery Energy Storage Systems (BESS)

Walt referenced the draft new revision code chapter handout that the Planning Board Members received. Walt explained why a moratorium was placed on Battery Energy Storage Systems (BESS) in the Town of Colden. Walt stated there was a developer interested in the Towns of Sardinia and Concord for BESS but the developer backed out after several years of effort. Walt outlined changes made to the latest revision draft and asked for PB Member Andy's input during the meeting, because he was absent at the last meeting. There was continued dialog about the safety concerns regarding fires and being able to properly extinguish a multi-flammable fire. Andy will email his additions and corrections that were reviewed to Walt before the next meeting.

Chapter 108 {Zoning} to Define and Regulate and Define Raising Poultry as a Permitted Use on Restrictive Zoning Parcels in Colden

Walt referred to the handout that was previously reviewed at the February meeting. Walt stated that most nearby Towns require Special Use Permits (SUP) for poultry and fowl with restrictions. The Planning Board reviewed regulating poultry, hooved, and non-hooved animals a few years back but the topic was tabled. Walt explained the concern for the need to review the code and possibly use the SUP approach. Walt reviewed how residential and commercial zoning would apply to the SUP and how in R-2 a duplex would count as one dwelling unit. The SUP will allow the Town of Colden to regulate chickens make them a legal permitted land use on non-Ag parcels; it's not ban. Quite the opposite, the planning board is making the activity a permitted

use in restrictive zoning, with regulations, so it is the complete opposite of a ban. It is making it permitted which presently it is not. Presently the raising of poultry in restrictive is not a permitted land use. Raising poultry will be a permitted use if the Town Board adopts any recommended new code and the application process via the SUP process. Ag zoning is not impacted by any of the present initiative. Walt, for future meetings, with PB member feedback, draft a template with reasonable setbacks and all the PB Members will continue the evolution via discussion at future meetings.

Volunteering Work for the Kummer Park

Walt shared that the existing playground was removed by Town forces, and that Supervisor DePasquale has received interest from individuals that want to volunteer. Supervisor DePasquale stated that it will be a fun project. Walt reminded PB Members to keep track of their time for anything that is park related. Walt stated that our Town Engineer is still working on possible area lighting considerations in the park due to law enforcement considerations at night.

Short Term Rental

Walt stated that the Short Term Rental public hearing will take place on May 14th, 2026 at the Town Board meeting at 7PM.

The next Planning Board meeting will be held on May 19th, 2026 at 7PM.

Cheryl motioned to adjourn the meeting at 9:35 PM, and Paul seconded. All were in favor.

Submitted by: Crystal Barrett