

Colden Planning Board Meeting

August 18, 2026

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

Also Present: Jesse Hrycik (Town Councilman) and
Tom Dziulko (Fire Inspector/Code-Enf. Officer)

Walt called the August 18, 2026 Planning Board Meeting to order at 7:03 PM in the courtroom at the Colden Town Hall.

July 21st Minutes

The Board Members reviewed the July 21, 2026 minutes and Andy motioned to approve the minutes and Cheryl seconded and all were in favor. Larry abstained his vote due to his excused absence.

Kummer Park

Walt gave an update of the park improvements. Walt explained the delay for the remaining woodchips and they will be delivered within the next few weeks. The sandbox is pending and the three BBQ units will be installed by the Town Supervisor and part staff. Cheryl reminded Walt to update his title to read: Kammer Playground because of the Town Board dedication. Walt added that the Planning Board Members also deserve the recognition as it was a group effort.

Chapter 108 {Zoning} to Define and Regulate

Walt reviewed some guidelines regarding the planned Special Use Permit (SUP) required for having poultry in non-Ag zones. Walt reviewed that at present husbandry is not permitted in restrictive non-Ag districts. The sale of eggs was discussed and feelings are that it will be permitted in restrictive districts. The outdoor onsite slaughtering of poultry was discussed and will be clarified next meeting. It was noted that onsite slaughtering is prohibited in most nearby towns other than in Ag zoning. Walt then compared nearby towns that also prohibit slaughtering. More discussion will occur at the next meeting. The subject of SUP renewal was discussed, and the PB Members concurred to inspect non-Ag zoned poultry SUP's every five years. The lot size

eligibility (non-conforming) ½ acre require maximum number of poultry in the draft talking point. Tom (CEO) asked about stating acreage limits. The PB Members discussed conforming lots 125,000 square foot or more and Paul asked about wavering the number via a ZBA appeal. The subject of SUP conditions was entertained. The PB can recommend SUP conditions, but Walt responded that the Town Board will set the final SUP conditions. The PB Members discussed acreage calculations and Walt will revise for courtesy references. Coop setbacks were reviewed and discussed. Andy requested the side property would remain the same 25ft to a 30ft run. The indoor coop space will have a minimum square footage defined per bird, and also for the outdoor run at 10 sq ft per bird. The 25 ft property setback and 50 ft from dwelling was also added to read accessory structures with examples. Larry questioned to keep poultry from wells and Walt has a phone call into the Department of Health but no information at the time of meeting. Walt asked PB members to review for next month the special language for zoning such as “R2” districts. There will be one 1 poultry permit per SBL as per Tom’s feedback.

Battery Energy Storage System (BESS)

Walt reviewed that the Town Board will have a public hearing on September 2nd that will be held at the Colden Fire Hall due to conflicting scheduling at Town Hall. Walt advised that the BESS will most likely be referred back to the PB. Walt stated that a Resident submitted written concerns and that those concerns will be reviewed and considered at a future PB meeting if the BESS code is referred back to us by the Town Board.

STR Application

Walt reviewed the proposed STR Application he prepared, and Tom stated that it mirrors with other Towns. Cheryl asked how the STR’s will be policed and Walt explained how the state registry didn’t go into effect and that Erie County intends to monitor via the mandated Room Tax registration already in place, although they have retained the services of a consultant for additional reviews. But at present the room tax registration will be the method. Walt stated that the room tax payment is up to the County and State to enforce and Colden will not police that aspect even though we will reference that tax database when reviewing a STR application and/or renewal. Not registered will be reason for a written violation by the CEO. The STR form will be reviewed again, if required, at a future meeting, although the Town Clerk’s office recommends implementation now.

Park Lighting

Walt gave an update on the lighting and that there’s a scale back version for minimal lighting and the Town Engineer is working on finalizing the data. Walt wrote two legislative grant requests for the Town Supervisor to Senator Gallivan and Assemblyman Dipietro. If approved and processed by DASNY, the funding will be for park lighting and security cameras and internet infrastructure. Sheriff Garcia wrote a great recommendation for the Town Supervisor, which was included in Colden’s application. The support from law enforcement is one of the determining factors. Walt stated that the DASNY might take a bit to issue approval to the town even if approved by our Assemblyman and Senator. The goal is for 2027, and Walt already completed the research and contacted Spectrum for a quote. It is unfortunately doubled the amount from Spectrum compared to the Highway Dept cost since the Hwy Dept is a legacy contract with old pricing model. Walt

noted that any grant funding cannot be used to cover the reoccurring monthly cost for the telecommunications service provider.

The next Planning Board meeting will be on Tuesday, September 15th.

Walt added that the BESS will most likely be reviewed and reminded the PB Members that the moratorium will be extended for another six months.

Cheryl motioned to adjourn the meeting at 8:05 PM, and Paul seconded. All were in favor.

Submitted by: Crystal Barrett