

◦ P L A N N I N G ◦ B O A R D ◦  
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## Agenda - Planning Board Monthly Meeting – 19Sep17 7PM

-Call to Order

-Roll Call

-Approval of Minutes 15Aug17 Regular Meeting

-Main Goal of Tonight's Planning Board Meeting: We want to continue the tabled agenda topics from our August 2017 meeting which ran "overtime" due to long agenda. That is the goal, to either suggest a resolution or drop the older items from our goals for this summer. Some members have indicated this month is busy so our objective will be for a shorter meeting this month.

New Business:

None identified as of this date.

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

- Discussion by Planning Board regarding our recommended changes to the prior Fines & Fees Schedule (Rev#5) and hopefully provide our revised recommendation to the Town Board under a Planning Board consensus and recommendation. The four members of the subcommittee as created by the Town Board have reached consensus. Peter will discuss and detail the changes. We want to resolve these matters at our September PB meeting.
- Report back *and final discussions* on Temporary Sign from June and prior PB meetings. If a decision to move forward, this recommendation will need to be drafted and passed by the Planning Board at our September 2017 Regular Meeting. So, in August Planning Board will review comments from PeteN; discuss concerns to determine final Planning Board action item for this sign issue. Code Enforcement input is desired also. {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 as appropriate. Discussion with Code Enforcement on issue continues from last few meetings. This matter includes the "Tiny House" movement as well as the

“Treehouse” movement that has impacted some towns already in NYS since Zoning usually does not cover these structures. PB will come to consensus as to if this should proceed to the next level and report to the Town Board.

- 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 and present them in August to the PB members. Absent that we shall consider this matter closed unless future action warrants.
- Possible revisiting of the existing Colden Kennel code and to consider changes if consensus is that the existing code is overly burdensome for non-commercial private dog owners. There is some support for making private, non-breeding, dog owners having a different permitting process than the existing 3+ dog limit Special Use Permit process; the counterpoint is that permitting as it exists is probably appropriate and needed for commercial and/or active breeding kennels and other kennel related ventures such as boarding, etc. Discussion on this reopens an earlier recommendation from several years ago that was sent to the Town Board. Subsequently, perhaps even that approach needs reconsideration due to the passage of time and different conditions of late. It seems that control of barking is a Dog Control Officer matter and probably does not require adoption of a “noise ordinance” for Colden.
- CEC Update on Code Enforcement Training High Impact Area; progress is disappointingly slow with still no definitive schedule set for the “training” session to kick that off. Coordination will continue. Therefore, no progress on this High Impact Area to report. When scheduled training seminar attendees will be JohnK, GerryP, BobbyW and WaltK.
- NYSEG Roadside Distribution Power Line Tree Thinning Activity – **some activity with extreme cutting and topping on Center Rd and Partridge Rd (and perhaps other)** by contractor in Colden

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**Items Planned to be deferred in September:**

- ***{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 expected for 2017. Funding sources are also being still investigated as time permits.

- ***{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 more engineering consultants who do Comprehensive Plan reviews and updates and supply guidance for same. Schedule being coordinated, one firm set for November.
  - ***{Continuing activity in 2017; Farmland Protection Plan}***: Continued activity to determine the best method of getting a Farmland Protection Plan in place for Colden, perhaps irrespective of the action(s) on the Comprehensive Plan, which once adopted, could integrate the Farmland Protection Plan into the Comprehensive Plan via reference.
  - ***{Continued activity into 2017: Expedited SUP Renewals}***: 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:**

None identified for September, 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**