

Colden Planning Board Special Meeting <<DRAFT ONLY, DRAFT ONLY, DRAFT ONLY>>

May 6, 2021

Planning Board
Members Present: Walt Kammer (Chairman), Andrew Gow, Jackie May,
Peter Newsom, George Reinhardt, and Bobby Walker

Excused: Frank Hrycik

Also Present: Tara Mathias (Applicant), Jim DePasquale (Town Supervisor),
Jesse Hrycik (Town Councilman), Deborah Jusiak,
Chris Kerlin (Town Clerk), John Kotlarsz (Bldg. Insp/Code - Enf.
Officer), Tom Dziulko (Fire Inspector/Asst Code – Enf. Officer),
Gerry Pietraszek (Councilman) Joe Wetzel (Colden Town
Engineer), Patti Zurbrick (Councilman), and approximately 10
Residents logged in remotely

The May 6, 2021 Special Planning Board meeting was called to order at 7:03 PM by Walt. The meeting was “Virtual Only” hosted via GoToMeeting.

Minutes

Previous minutes were not reviewed at the Special Planning Board meeting as per Walt due to this being a Special Meeting; minutes will be reviewed at the next Regular Meeting.

Waste Management

Walt reviewed the proposal details for the Waste Management hazardous waste pickup for the Residents of Colden. This will allow Residents to dispose of hazardous waste by scheduling a pickup at their home with Waste Management. This will reduce the hazardous wastes stored by Residents waiting for the annual drop off day that in the past was shared with the Town of Holland and held at the Partridge Rd Colden Fire Hall. The plan should also reduce and discourage Residents from creating hazardous wastes pollution. Walt mentioned that the Town Board will decide on how the cost of the service will be applied and the Planning Board will not discuss the financial part of the proposal tonight except in a high level manner.

Walt asked the Planning Board Members for comments: Peter agreed with Walt and would like to see Residents to use the pickup service as it will reduce the storage of hazardous waste in their home or garages. Bobby was concerned if the cost for the service is beneficial verses the annual event to dispose of hazardous wastes cost at the annual event.

Walt asked for a recommendation: Peter motioned to recommend the proposed waste hazardous pickup service to the Town Board and to minimize costs if fees will be passed onto residential landowners. George seconded, and all were in favor.

Change of Use

Walt reviewed in full detail the prior actions by the Planning Board regarding the Broadway Group, LLC intent of constructing a Dollar General at their State Road property. Walt encouraged anyone interested in reviewing all the documents and blueprints in person to schedule an appointment with the Town Clerk

Walt reviewed the process of the Change of Use (CoU) that involves the Broadway Group, LLC. Walt shared his screen and reviewed the concerns from the Environmental Board, Planning Board, Zoning Board, and the Town Board that were previously asked and then answered or corrected by the Broadway Group, LLC. These included:

- Building designs were reviewed
- Lighting options were discussed
- Storm water management was discussed
- The Rte240/State Rd traffic study was discussed
- Screening of adjacent properties options
- Revised parking lot space size was discussed
- Number of parking lot spots was discussed
- Signage at the road (pole verses pedestal sign)

Walt did ask for comments from the Planning Board Members. Bobby requested to review that the newly proposed low profile pedestal roadside signage placement was at the correct placement of 5ft from the ROW setback. After discussion and reviewing of the code it was agreed the 5ft from the setback applies (versus the applicant's more recent revised site plan drawing showing setback of 4 foot 6 inches). The Planning Board's advisory recommendation will include a statement of this required setback in our report to the Town Board and we recommend that the Code Enforcement Officers recheck this if a building permit package is submitted.

Peter motioned to accept the pedestal sign as shown in the March 16th documents that were submitted by the Broadway Group, LLC but to do so with the required 5ft setback from the edge of the ROW. Bobby seconded, and all were in favor.

Walt asked for feedback from the Planning Board Members regarding the different color schemes that were submitted by the Broadway Group, LLC to be used for the exterior of the building. The Planning Board Members did not comment on the color schemes that were submitted.

Bobby motioned to adjourn the meeting at 7:58 PM, and Jackie seconded. All were in favor.

Submitted by: Crystal Barrett

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