

Colden Zoning Board Meeting

April 15, 2021

Zoning Board Andrew Geist, Bernie Horschel, Mark Bus, and Shawn Webster
Members Present: (Chairman)

Absent: Janet Dillsworth

Also Present: Mr. James Corigliano (Applicant), Tara Mathias (Applicant), Jim DePasquale (Town Supervisor), Jesse Hrycik (Councilman), Walt Kammer (Planning Board Chairman) John Kotlarsz (Bldg. Insp/Code Enf. Officer) Chris Kerlin (Town Clerk), Patti Zurbrick (Councilman) and approximately 7 Residents logged in remotely

Shawn Webster called the April 15, 2021 Zoning Board Meeting to order at 7:05 PM. The meeting was hosted via GoToMeeting.

I. The Board Members reviewed the December 2019 minutes and Bernie motioned to approve the minutes and Mark seconded. Andrew wasn't a member at the time and abstained his vote. The Board Members reviewed the February 18, 2021 minutes and Bernie motioned to approve the minutes and Mark seconded, all were in favor.

II. Shawn asked Mr. James Corigliano to review his request to add a storage barn to his property. Mr. Corigliano stated that he would like to have the building for storage purposes and will be able to use the property for hunting, gardening, and snowmobiling. Bernie asked if electric and/or septic would be added to the building. Mr. Corigliano plans on having heat and electric for the building and maybe someday he will add a septic system. Surrounding neighbors didn't express any written concerns to the Town of Colden and none of the surrounding neighbors volunteered to speak at the meeting when given the request.

The Board Members took a vote after Bernie gave a brief history of the Town of Colden and review the code for building accessory buildings. The Town of Colden requires a principal structure before an accessory building. The Board took a vote and the building permit was denied. The Board Members advised to follow up with the Building Inspector/Code Enforcement Officer.

III. Shawn invited Ms. Tara Mathias to share her presentation and discuss the parking space reduction for the Broadway Group. Ms. Tara Mathias gave her presentation regarding the Dollar General and focused on the revised thirty parking lot spaces from fifty-two spaces. The Board Members discussed how the traffic would flow and if thirty spaces would be adequate. The required fifty-two spaces would diminish the green space and landscaping options. Ms. Mathias asked for questions from the Zoning Board Members. The Board Members reviewed peak hours of shopping and confirmed that most shoppers will only be in the store 10-20 minutes. Ms. Mathias stated that it's a convenient store and not a destination store such as Walmart, Lowes, and Home Depot. Mark confirmed that mailers were sent to the Residents to the Town of Colden and the Zoning Board meeting was listed.

Shawn asked Walt Kammer (Planning Board Chairman) to review drawings and also review the discussion for the variance of reducing the parking spaces from fifty-two to thirty parking spaces. Walt shared his slides from similar Dollar General parking lots located in the Southtowns. Walt reviewed his findings from the new Dollar General located on Route 20A. The parking lot was wide enough for delivery trucks to turn around and not back out of the lot into oncoming traffic.

The meeting was open to the public after Shawn reminded everyone that the meeting was only regarding the parking lot and all other matters would be discussed at the Public Comment meeting held at the Town of Colden Fire Hall or remotely on April 22, 2021. A few comments were made but Shawn had to deny the privilege of the floor as the discussion was not related to the parking lot. A neighbor that lives across the street was concerned about headlights shining into his home as vehicles leave the Dollar General and when the merchandise would be delivered by truck. Ms. Mathias clarified that deliveries are made when a Store Manager is present and will most likely be during store business hours.

Shawn did a brief review of the setbacks and reviewed the septic location along with the Zoning Board Members. After the discussion a vote was taken and four out of four Board Members motioned to approve the variance for thirty parking spaces.

Bernie motioned to adjourn at 8:06PM, seconded by Andrew. All were in favor.

Submitted by: Crystal Barrett