

## Colden Planning Board Meeting

August 17, 2021

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

Excused: Frank Hrycik

Also Present: Benjamin Botelho, Liam McMahon, Mr. Sansone, and Patti Zurbrick (Councilman)

The August 17, 2021 Planning Board Meeting was called to order at 7:04 PM by Walt. The meeting was held in the courtroom at the Colden Town Hall and was also virtually hosted via GoToMeeting.

### July Minutes

The Board Members reviewed the July minutes. Peter requested to add Mr. Sansone's name to the Change of Use (CoU) heading. Bobby motioned to approve the revised minutes and George seconded, all were in favor.

### Mr. Sansone's Change of Use Application (CoU)

Walt reviewed the CoU process with the Planning Board Members and discussed the recent documents that Mr. Sansone provided. Walt reviewed the two Phase process that Mr. Sansone submitted to the Planning Board. Phase 1 would allow Mr. Sansone to open his barber shop and phase two would allow the wood shop to open and his mercantile store. A PE Sealed drawing was submitted and is noted that the Design Professional took the Phased Implementation into account with respect to the drawing and project planning. Walt added an aerial map of Mr. Sansone's property to show parking lot options which take into account a portion of the Colden Zoning which allows periodic use of alternative parking spots if within 600' of the enterprise's parcel boundary to meet, from time to time, overflow parking needs of the establishment. The public parking at Town Hall, Senior Center, and municipal lot all fell within this distance criteria.

Peter asked if the driveway would be completed in Phase 1. Mr. Sansone responded that it would most likely be completed in Phase 2 as his Contractor is backed logged for the season. Walt mentioned that the NYS DOT will give advisory comments but it will be after the approval

from the Town Board for any Change of Use action, this would make immediate work on the final “curb cut” problematic given the upcoming winter season and the annual closure of available paving asphalt. George requested to set a timetable for phase two to be completed. Mr. Sansone listed in his report and agreed to September 30<sup>th</sup>, 2022 which he had in the revised/update documents that he recently submitted to the Planning Board.

Peter made a motion to approve the two phase process and recommend approval of the Change of Use (CoU) to the Town Board, with the request that the additional Planning Board comments were noted and will be added to the report. Bobby seconded, and all were in favor.

#### Sayers' Special Use Permit (SUP)

Walt reviewed Mr. Sayers' Special Use Permit (SUP) with the Board Members. The permit would allow Mr. Sayers to expand the existing ground mounted system by approximately 5.9kW via the Special Use Permit process. Walt shared his screen to show an aerial view of Mr. Sayers' property. Mr. Sayers had provided a Site Plan and design drawings for the PV System Expansion. The Design Drawings are sealed by a NYS P.E. as required. There won't be any additional land disturbances for this proposed system expansion. The existing Ground Mount racking (associated with the existing <25KW PV system processed via Colden's Unified Solar Permit method) will be used and the SUP action will wire to existing Inverters and equipment already installed under the USP approval. That equipment will accommodate the additional strings of PV panels installed under the SUP. Walt did confirm that the Environmental Board did not find any substantial impacts from their review of the assessment form. Bobby asked why the SUP is broken up and the response was because of the speed for approval of 25kW and the desire to have some solar PV production during the longer daylight weeks of 2021.

Peter made a motion to approve the Special Use Permit (SUP). George seconded, and all were in favor.

#### NYSEG Telecom Tower Special Use Permit (SUP)

Walt reviewed the Special Use Permit (SUP) for the NYSEG Telecom Tower. The replacement is for an existing critical telecommunication tower and facility located on the West side of Center St north of the Holland-Glenwood Rd intersection. Walt mentioned that the Town Assessor corrected the tax record as the wrong school district was listed as noticed during the review process in Colden. The tower was upgraded/replaced via new SUP's in the past. The NYSEG SUP submissions are substantial and include documents from several agencies. Walt reviewed that the Tower is compliant with FAA Documentation in regards to Aerial Safe Lighting requirements and Applicant Engineer's lighting details supplied. The FAA Determination listed no hazard to air navigation. Walt mentioned that our Town Engineer requested the FCC's "Calculated Radio Frequency Emissions Report" for new configuration. That was obtained and the emissions are within all safety margins. Our Town Engineer's report saw no issues with the drawing package's contents and drawings and also noted that the proposed development project is in substantial compliance with the Town Code and conforms to acceptable

engineering practices. Bobby asked about tower size and Walt confirmed that there are three Engineering firms working on the project, and that the additional height of the new replacement tower is required in order to get the required RF coverage. The engineering firm's conclusions are that the proposed height is required to meet the mandates of cybersecurity, electrical grid stability, NYSEG communications, and other operational needs. They must keep the tower size as noted in the SUP.

Peter motioned to approve the advisory recommendation to the Town Board for the Special Use Permit (SUP) to replace the existing NYSEG tower. George seconded, and all were in favor.

Peter motioned to adjourn the meeting at 8:23 PM, and Bobby seconded. All were in favor.

Submitted by: Crystal Barrett