

## Colden Planning Board Special Meeting

August 11, 2021

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

Excused: Frank Hrycik and Bobby Walker

Also Present: Jim DePasquale (Town Supervisor), Wendy Salvati (Sub-  
Consultant), Justin Steinbach (Project Engineer)

Walt called the August 11, 2021 Planning Board Meeting to order at 7:05 PM in the courtroom at the Colden Town Hall. The meeting was also hosted virtually via GoToMeeting.

### Town Of Colden Comprehensive Plan Update

Walt turned the meeting over to Justin Steinbach to review the steps of starting the Comprehensive Plan update. Justin reviewed his information and introduced Wendy Salvati as his Sub-Consultant. Wendy will be the prime contact for the Agricultural planning portion of the Comprehensive Plan.

Justin confirmed with Walt that the meeting will be recorded by the Town of Colden using GoToMeeting. Justin's firm will provide the minutes, agendas, and documents for upcoming meetings. Wendy will also be taking minutes during the meetings. Justin and Walt agreed that files will be able to be shared via drop box and files will be in PDF format. Walt requested that the documents will need to have a revision control, so old documents will not be reviewed as a current document and/or modified. The Town Clerk will need hard copies to keep on file. Justin reviewed the sharing of upcoming meetings and posting documents on the Town's website and on Facebook. Walt mentioned that the town's policy is to supply the Town's Supervisor with a PDF copy and his Assistant will post the document to the website and/or Facebook; this should be done after initial review by the Planning Board's team. Walt and Peter reviewed the concern for Facebook to have updates made by Citizens and have incorrect data posted. The solution is to only post a notice when the public is allowed to interact with the Board and Consultants. Walt mentioned turning off comments when the scheduled meeting is finished to cut down on incorrect information; another option is to make any Facebook group "moderated" so that a person with proper authority can control incorrect posts. CPL will look into this. The Town's website is still reliable to post notices but doesn't allow comments, so Facebook potentially

could be a useful source if public comments are limited by date and monitored/moderated for incorrect content or rumors.

Justin reviewed the scope and schedule for upcoming meetings. There are two different projects and two different methods of funding for the project. All Board Members were provided with a copy of the schedule. The time frame is 12-14 months.

Justin asked in ten years from now, what kind of community do you want to be?

- Keep it the same
- Climate friendly (municipals and services)
- Water district expanded
- More proactive on conservation of resources
- Viability of farming
- Remain a close knit community, but also attracts families (vitality)
- Nature features as assets (e.g. Pipe Creek Canyon) and for protection
- Maintain community character but open to development “pressure”
- Wastewater not likely

Justin reviewed the O.R.F. (UBRI One Region Forward) and Erie-Niagara Framework regarding the Comprehensive Plan coordination at a higher regional level. Any local plan should address existing higher level regional plans, which in the case of Colden means both of these higher level documents must be addressed in the new Colden Comp Plan.

Discussions of water district and climate change were notated. Walt noted that they're important topics to be reviewed but that the Comp Plan should be general from the standpoint that it is NOT regulatory but rather higher level goal oriented. Any specific regulatory matters would have to be addressed in Local Laws and not set by the Comp Plan. One Region Forward would also be added to the list. Commercial activity and interest was reviewed by Walt and the Erie County Rails to Trails (ECRT) was also mentioned by Walt as it has potential recreational opportunity for the Town of Colden. Walt also mentioned the future possibility of rapid transport for Colden, Concord, and Springville if the population was a higher number in the future and the existing rail bed (part of the Federal Railbank System) could be the method of doing rapid transit long into the future. Wendy suggested talking with the Greater Niagara Buffalo Transportation Council (NBTC) for information on this sort of long term planning. Walt mentioned that the Colden RFP specifically requires that coordination and CPL is obligated by the contract to do that, as well as other transportation review and coordination with other agencies.

Walt mentioned that land conversion and concerns to be addressed in our pending Agricultural and Farmland Protection Plan. For both plans things like these will need to be reviewed in addition to:

- Land conversion and solar energy
- Flag lots
- Slow down Ag/Farm and Forestry
- Ag and Agro-tourism by emerging farmer and Eco-tourists facilities

- Code review in conjunction with NYSDAM to determine impact to Ag/Farm activity
- Fragmentation of forest and Ag land due to development pressures
- Road frontage development impact to Colden's rural and rural residential character

Walt reviewed the three C-zones on Route 240 with the Planning Board Members. The topics he covered are from previous discussions, reviewed here, but will be addressed in future meetings. Walt also reviewed recreational concerns, and access to resources such as natural gas reserves and within the context of the Colden Storage Field operated by National Fuel.

The need to re-evaluate that data and conclusions in the existing Master Plan in the context of 2021-2031 recreational exptiations and changes in citizen lifestyle(s) was notated. The topic of EMS/Fire concerns was also reviewed and discussed and how future development and recreational facilities are developed. The last topic of discussion was regarding Planning Board Code concerns in the past which are still pending.

Walt reviewed the CPL's feedback desires of:

- Visioning questions
- Community self-reflection
  - Strengths and Opportunities (positives)
  - Limitations and Challenges (negatives)

Walt shared a slide of upcoming meetings and topics for Planning Board Members to add to their calendars.

#### New Business

No new topics to discuss.

Peter motioned to adjourn the meeting at 9:34 PM, and Jackie seconded. All were in favor.

Submitted by: Crystal Barrett