

## Colden Planning Board Special Meeting

January 25, 2022

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

Also Present: Jesse Hrycik (Town Councilman), Timothy German (Erie  
County EDP), Melissa Keller (CPL), Wendy Salvati (WWS  
Planning, AFPP Consultant), Justin Steinbach (CPL), and  
Patti Zurbrick (Councilman)

Walt called the January 25, 2022 Planning Board Special Meeting to order at 7:02 PM in the courtroom at the Colden Town Hall. The meeting was also hosted via GoToMeeting.

### Colden Comprehensive Plan Consultant Status Update and Review

Walt turned the meeting over to Justin. Justin was requested to review the Erie County Ag Grant funding status. Walt asked Justin to review the CPL funding status details of the work scope with Tim as the representative of EC DEP at tonight's meeting. The funding covers Agriculture and Farming work scope by CPL which are part of the Comprehensive Plan work. This scope is foundational for the beginning stages of the Agricultural and Farmland Protection Plan (AFPP). The Grant tasks that were reviewed: project initiation, community profile, and the public outreach program. All Grant funds were liquidated prior to 12/31/21. Colden will submit the ECDEP reimbursement report once the payments to CPL clear the bank.

Peter requested to add the drop box of link and republish the link to access the drop box while sending out new emails.

Justin shared the Memorandum on his screen and added that he received comments from Walt, Pete, and Jackie. Justin opened it up to the floor and asked for comments regarding the demographics and mapping. Bobby asked to clarify the table percentage column on page two. Justin reviewed the columns and the first column is associated with the number of parcels in property classes. The second set of columns represents the acreage. The land in the town is represented by the number of parcels, then by acres of land, and assessment along with building and improvements on the land. Justin reviewed Pete's concern and will have a new document to illustrate the plan more clearly instead of using the table that was submitted in the

rough draft. Bobby also asked for clarification regarding page six regarding the towers. Bobby asked if the measurement is in feet or meters and Justin will research the discrepancy as Walt pointed out the various heights from the channel seven, channel four tower, and the new NYSEG tower that will be constructed. Walt advised Justin to coordinate and send him a specific request to help with the tower count and height of towers located in the Town of Colden. Justin reviewed the table and map that was in the memorandum and added that the information can change from year to year. Justin reviewed the total of agricultural lands reported might be slightly off. There's a possibility that there are a lot more lands used as agricultural and was assessed as vacant at the time of review. Another example is a residential parcel being listed as the primary use but the parcel is also used as agricultural as a secondary. Walt reviewed that there are parcels that should be considered as agricultural and markets that would include: forestry, silviculture, maple products, and other things that won't be included in the list. Walt's working with the Town Assessor regarding any structure on the parcel that would have the exemption on the property for Ag principal and accessory structures. Walt mentioned using the tax records from the county is helpful but not accurate and cited some known cases. The Town Assessor will provide Walt with all the SBL numbers that are related to the agricultural and markets overlay annexation within the Town of Colden. Justin continued to review the findings from the research that was done regarding the demographic areas in the Town of Colden with mapping graphics. Justin addressed Peter's concern of the maps being too full of information and Justin did state that the maps will be cleaned up for the final product. Justin then reviewed the Ag districts from the County 2012 Ag protection plan, which of course lacks many years of updates as Walt pointed out. Per Peter's inquiry Justin confirmed that the 2020 census data isn't fully available but the most recent data is referenced in all the mapping and is included in the count, and that as the 2020 data becomes published the information will be updated. Justin reviewed households and incomes that represent the Town of Colden.

Walt asked Justin if there was a percentage of homes with internet access and Justin responded that the percentage is 85.4% but there isn't a map available for the area. Walt asked Justin to make a note to check on the percentage as it should be above 90% and Walt was willing to confer face to face with a CPL representative to review the details and the data involved. Bobby asked about comments that were received by Board Members prior to the meeting as Bobby had a few more to add. Bobby referenced the legend on several of the maps as the roads referenced aren't drawn as such on the maps. Bobby suggested deleting the roads from the legends that aren't shown on the appropriate maps. Justin will create a summary regarding everyone's comments and how they were addressed with a solution.

#### County and Region Plans for the Comprehensive Plan

Justin reviewed the various plans that relate to the Town of Colden. Justin compared strategizes and goals to other plans in Erie County and Niagara County. Justin also reviewed the Southern Tier Trail Feasibility Study and the ECRT trails that will be included in the plan. Justin asked for comments or questions. Jackie referenced page ten, five bullets down regarding the establish regulations that limit removal of trees and heavily forested areas. Jackie

asked to include a note that there's a balance around the topic. Justin will confirm, that it's stated corrected. Bobby asked for the date of the revision as Bobby noted a few different changes than the document he received. Justin mentioned that it could be from the Word Doc file verses the PDF file. Bobby was concerned as some of the data was repeated. Bobby's concern was clarified by Justin.

The Plan format was reviewed again by Justin and he referenced the Town of Eden's plan. Justin shared the format of the plan to show the final product of the plan.

### Summary of Feedback from the Public Meeting

Justin shared the comments from the Public Meeting kickoff. The turnout was good as the meeting was well attended. Justin was able to create several themes that were topics that will be in the revision statement. The outlook for the Town in the next ten years will be the main focus. Natural features were also reviewed at the meeting and the concern to preserve them in the future. The outdoor activity offered in the Town is appreciated and would like to see more recreational options in the future. Some suggested that the zoning codes need to be better clarified and communicated with better definitions. Justin reviewed to define Agricultural would be beneficial for the Town.

### Draft Vision Statement

Justin reviewed that the vision statement will include goals, strategies, and recommendations with action items. Justin implemented two different takes on the vision from the public meeting. Justin mentioned that it can be modified and it's not set in stone. Jackie would prefer take one over take two as take one flows better. Bobby asked if the vision statement would be listed in the front of the Comprehensive Plan. Justin did agree that the vision statement will be the first part of the future look to the plan. Justin mentioned that the vision statement can be placed where the Board Members recommend it to be placed. Justin asked to send write ups and comments to him, so a final copy can be finalized.

### Outreach

The public meeting well attended and enough input was received. Justin mentioned that more input is needed from the Agricultural group. Justin suggested sending out direct mailings to local Farmers instead of hosting another meeting would be an option.

Justin opened the meeting up to Wendy regarding the public input survey on Agriculture. Wendy reviewed all the different aspects of agriculture that would be included. Wendy mentioned that some of the parcels are not identified properly and the best way to identify them is to ask the Town Residents.

The survey is totally anonymous but will have an option to respond where they live to help map the area. The questions are more elaborate than answering yes or no. If a question receives a “yes” answer it requires the person to fill in the blank to give detailed answer. Wendy will craft a letter to explain the purpose of mapping the agricultural needs in the town without anyone feeling pressured for responding to the survey. Justin reviewed the map that’s detailed to the survey. Walt asked to list in the survey where supplies are purchased for agricultural needs. Justin will modify the question where the supplies are being purchased outside of the Town of Colden. Wendy did mention that anyone that doesn’t want the information to be shared it can be kept confidentially and will have an option to direct anyone that disagrees with sharing the information to avoid the Town receiving calls. Justin will modify the survey for anyone that has a concern. Jackie asked if there’s a question that states anything that the Town could do to help for someone to fill in the blank regarding agriculture. Walt recommended having a box where someone could enter what they would like to see in the Town. Wendy reviewed with Justin that comments placed will be confidential and will not be displayed from the person that shared their comment.

Justin suggested putting the message out in the school districts to have more attendees to respond to the public input survey. Wendy suggested modifying the survey to include resources of the Town of Colden. Jackie suggested changing the word weaknesses to opportunities that Residents would like see in the future. Jackie asked if the survey will be shared on the Town’s website. Wendy and Justin confirmed that it will be shared through the school districts and the Town Website. Jackie asked if it could be included in the Town’s postcard mailing and Walt mentioned that the survey would need to be advertised earlier. Walt’s working on different avenues to advertise the survey. Justin will work on modifying the survey and will have it ready to be posted to the public. Wendy will work on the letter to be sent out to the Residents regarding the survey.

### Scheduling

Walt confirmed that there will be a special meeting on February 22, 2022 and asked for a draft letter to be created before the special meeting. Walt mentioned that the draft letter can be sent by email to the Planning Board Members to review instead of waiting for the next special meeting. The survey can be posted online and be available for a recommended length of time as agreed upon by the Board Members. Bobby asked if the QR code could be included in the letter to be mailed to the Residents and Justin confirmed that it will be included. Melissa is helping Justin to include the QR code in the letter that Wendy will create.

Wendy mentioned that the February 22, 2022 meeting will be focused on the Agricultural Plan and will continue the discussions of the goals. Wendy will review the first three sections during the meeting.

Peter requested to have updated documents in the drop box that will be distributed by Walt, to help have the most recent document to be reviewed.

Walt reviewed the upcoming schedule and public meeting schedule with Justin and Wendy.

Peter motioned to adjourn the meeting at 9:21 PM, and Jackie seconded. All were in favor.

Submitted by: Crystal Barrett