

Colden Planning Board Meeting

August 16, 2022

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

Excused: Cheryl Schenne and George Reinhardt

Also Present: Tom Dziulko (Fire Inspector/Asst Code – Enf. Officer), Alice Gordon (Schenne & Associates), Sean Hui (Schenne & Associates), Cindy M., and Applicants: Dakota Forgione & Deborah T.

The August 16, 2022 Planning Board Meeting was called to order at 7:02 PM by Walt. The meeting was virtually hosted via GoToMeeting.

The Board Members reviewed the minutes from the Regular Planning Board meeting held on 5/17/22. Peter motioned to approve the minutes and Jackie seconded, all were in favor.

The Board Members reviewed the minutes from the Special Planning Board meeting held on 7/26/22. Jackie motioned to approve the minutes and Bobby seconded, all were in favor.

The Board Members reviewed the minutes submitted by the Consultants from the Special Planning Board meeting held on 7/26/22. After a brief discussion the Planning Board Members agreed to table the minutes for further review to be discussed on 8/23/22.

Change of Use (CoU) Application for Roadway

Walt reviewed the Applicant's request for a Change of Use (CoU) Application for a shared roadway. The existing single-family parcel is in Ag-Zoning to multi-residence development using a shared access roadway. Walt reviewed in detail the codes that apply to the shared roadway: Walt stated that Town of Colden Codes are proceeded after State Codes. The application per exception granted in the Tow of Colden Code Chapter 92 {Subdivision}, with the application submission under NYS Town Law Article 16, Zoning & Planning 280-A, and Colden Zoning Chapter 108, Article XX {Admin, Enforcement, Violations}, 108-108 {Certificate Zoning Compliance required}, Article XXI {Site Plan Review} 108-113, Article IX {Agricultural Zoning} 108-36.

Walt reviewed the zoning map with the Planning Board Members to show the multi home resident's home with the shared access roadway. Walt noted that the Applicant sold existing Residential parcel to family and friends. Walt reviewed the SEQR reviewed by the Environmental Board resulted in a negative declaration. Walt also mentioned that a Public Hearing will not take place for this CoU.

Walt reviewed the Applicant's letter of intent with the Planning Board Members. Walt mentioned that the "FKA" in red is to indicate: Formerly Known As, so the Applicant won't have to do a resubmission for the letter of intent. Walt reviewed the Building Inspector Report with the Planning Board Members and the drawing was received. Walt reviewed Plan A and Plan B with John and Sean. Walt wanted to make it clear that two-way traffic will be able to pass on the roadway. John did confirm that the roadway is wide enough for two vehicles to pass. Walt noted that the requirements are met and have it recorded for reference.

The Planning Board requested survey detail with the Applicant indentifying the roadway. Walt noted that the drawing has an error with the 75' easement and needs to be corrected. Walt requested that the drawing to be updated to fix the error and the dogleg in the drawing. Andy reviewed that the map has a legal description dimensions need to be mapped. Walt met with the Town of Colden Attorney with Andy's concern regarding proper survey dimensions. The question from the Planning Board Members was in regards to the creek and ravine and the Applicant had a study done with the culvert pipe and it was reviewed by the County. Wald did review that the Environmental Board submitted a negative declaration from their review.

Walt turned the meeting over to Dakota and Deborah. They both agreed that Walt represented the material well and the reason for the process is due to the ravine.

The Planning Board submitted a courtesy comment to identify the building lot requirements deeded and in feet. Andy mentioned that the houses, two, three, and four needs dimensions listed. The drawings submitted have it by individual parcel. It was recommended to submit a combination or a brother map to the survey reviewed. Bobby suggested that if each parcel (4-9) acres, house one still needs 250ft at the building lot line. Peter suggested that the interactive map stops access to lot 4, and needs to be redone.

The ending discussion of recommendations from the Planning Board is as follows:

- House One is 250' at the lot line, looks close, and confirmation from the other three houses is advised.
- Preliminary interactive roadway map MUST be updated to finalize the layout and also must be updated to show the easement bound as well as the layout for the mandated "turnaround" and the traffic pattern.
- For the roadway the Applicants may want to consider geotechnical fabric as a good measure for the Future First Responders.
- The roadway slope is 15% approximately, may want to consider decreasing of the slop it's feasible on that portion of the roadway.

Walt will provide a summary of all concerns and the Planning Board review suggestions for the Town Board along with the recommendation to approve the Change of Use (CoU). Bobby motioned to approve the recommendation and Peter seconded it. 4 out of 5 Planning Board Members were in favor. Andy recused his vote due to his affiliation with the firm that was hired by the Applicant.

Walt reviewed the upcoming schedule of meetings with the Planning Board Members.

There was no discussion of New Business.

Andy motioned to adjourn the meeting at 8:37 PM, and Peter seconded. All were in favor.

Submitted by: Crystal Barrett