

Planning Board Regular Meeting Agenda

Colden Planning Board, 16Jul24 Regular Meeting
Tuesday, July 16th 2024 at 7:00 PM - 8:45 PM (EDT)

This meeting will be held as an In-Person Meeting, no Virtual Session, at the Town Hall 8812 State Rd, Colden, NY, 14033. Two agenda items will be processed and continued discussion on code may resume.

Planning Board 7/16/24 7PM Meeting Agenda:

1. Call to Order and Roll Call by Secretary
2. Chairman Introductory Comments, if any.
3. Approval of prior Planning Board Minutes (June 2024 Regular Meeting)
4. Change of Use Application, Gary Maybach, 9013 Maltby Drive, Glenwood, NY, 14069, for change of use of a vacant land parcel adjacent to the applicant's residence on Maltby. A new principal use will be defined by the CoU and a new Principal Structure will be built to support the new principal use, all of which will support the applicant's Small Engine Repair Shop after relocation from the present site north on State Rd. Per Colden Zoning Chapter §108, Article XX {Admin, Enforcement, Violations}, §108-108 {Certificate Zoning Compliance Required}, Article XXI {Site Plan Review} §108-113, Article X {C - Commercial Zoning District} §108-44 through 51. The proposed new Principal Use is an allowed use in C-Zoning under §108-44.A(36) {... *Custom Shops, including but not limited to printing, electrical, heating, plumbing, welding or woodworking shops...*}. Applicant has supplied all supplemental information for PB consideration, including required SEQR Short Form Part 1 which was processed on an advisory basis by the Colden Environmental Board on 7/2/24. The Lead Agency will process the SEQR Part 2 & 3 subsequent to the Planning Board advisory decision on this application.

5. **Change of Use Application, EverGreen of WNY LLC, owner Mr. Jesse Hrycik, site at 8688 Lower East Hill Rd, for change of use on an existing parcel classified as “Vacant with improvements” to a new principal use supporting the applicant’s Arborist enterprise, doing residential and commercial tree services. The Change of Use will define an existing structure as the new principal structure supporting the proposed use, with a long-term intent to construct another principal or accessory building to likewise support the same principal use. Per Colden Zoning Chapter §108, Article XX {Admin, Enforcement, Violations}, §108-108 {Certificate Zoning Compliance Required}, Article XXI {Site Plan Review} §108-113, Article IX {Ag - Agricultural Zoning District} §108-36 through 43. The proposed new *Principal Use* is an allowed principal use in Ag-Zoning under §108-36.A(20) {... *Construction and contracting business, such as but not limited to builder, electrician, plumber, landscaping and general contractor...*}. Applicant has supplied all supplemental information for consideration, including a SEQR/EAF Short Form Part 1 previously reviewed by the Colden Environmental Board on 7/2/24. The Lead Agency will process the SEQR Part 2 & 3 subsequent to the Planning Board advisory decision on this application.**

6. **Continuation, *time permitting*, discussions on the matter of Short-Term Rental Properties (a.k.a. AirBnB type operations), as well as matters dealing with the use of Storage Containers in Colden for short term or long-term storage purposes. These two items will be pending the duration taken for the two actionable matters detailed above and/or deferred until our next Regular Meeting.**

7. **Other business as may come before the Board.**

8. **Adjournment**