

TOWN OF SARDINIA
PLANNING BOARD MEETING MINUTES

December 19, 2012

The Planning Board of the Town of Sardinia was brought to order on Wednesday, December 19, 2012 at 7:25 PM by Chairman Bob Hill, with a quorum of the board assembled.

Members Present:

Chmn. Bob Hill

Bob Church

Vince Perry

Dan Szustakowski

Keith Reynolds

Darren Farthing

Roxana Waters

Absent:

None

Guests:

Councilman Dan Miller

Dawn Place, A Place for Cats, Inc.

Tom Lewis, Waste Management

Andrew Nichols from McMahon & Mann

Alicia Rood, Town Attorney

Glenn Cooley, E&M Engineers and Surveyors

Audience:

Dave Clemons

Minutes:

Chmn. Bob Hill asked the board if they had reviewed the meeting minutes of November 21st. There were no corrections or additions to the minutes.

Roxana Waters made a motion to accept the minutes.

Dan Szustakowski seconded the motion.

Motion **Passed** by a vote of 7 Ayes to 0 Noes.

Correspondence:

Copies of the "Town Topics were passed out to the Board members.

Old Business:

Glenn Cooley from E&M Engineers and Surveyors felt that there should be no issues of water quality or quantity for the property bordering the Hutchinson Road Tri County Business Park. Extensive testing was done and samples were sent to DEC in Allegany as well as to the Health Department in Albany. Mr. Cooley felt that the two wells would have enough water to supply the first two phases of this project and then further water sources will have to be developed as the project moves along.

Attorney, Alicia Rood addressed some concerns that she found after reviewing the DSEIS.

Rezoning needs to be changed from Agricultural to Business Light.

Alicia Rood recommended that the Highway Superintendent be contacted to make sure that no upgrades need to be done with Hutchinson Rd. She also stated that a traffic study has an established threshold but for each phase of development a new traffic study will need to be done.

Bob Church stated some concerns about establishing a turnaround at the end of the road because of the increased traffic. He also had concerns about snow removal on the road as well.

Alicia Rood questioned Glenn Cooley on where the Septic System plans are. Mr. Cooley said he would look into that.

Alicia Rood also stated that the DEC had a concern about the Flood Plan. The storm water detention basin and outflows are below the flood plan elevation.

Bob Church was also concerned about the different organizations that are all involved with this project. Alicia Rood assured him and the board that no matter who is involved with the project they all have to follow the same guidelines of the Impact Statement.

Alicia Rood stated that to keep this project moving along in a timely matter, that any concerns or comments should be gathered by next meeting so then an acceptance of the DSEIS can be done and then a public hearing can be set up.

Darren Farthing made a motion to call a meeting on January 2, 2013 to further discuss the DSEIS for the Hutchinson Town Home Complex.

Bob Church seconded the motion.

Motion **Passed** by a vote of 7 Ayes to 0 Noes.

Chmn. Bob Hill discussed the need for additional meetings per month to allow enough time for deadlines to be met.

Councilman Dan Miller suggested that at the organizational meeting held in January that the Planning Board should request going to 2 times a month meetings without having to worry about putting in the proper notice every time a meeting is needed.

Andrew Nichols from McMahon & Mann and Tom Lewis from Waste Management presented the Planning Board with drawings of the Proposed Valley Fill Landfill Expansion at Waste Management .This expansion will not occur until after the other two cells are built and used first. The time frame for the use of the Valley Fill Expansion will not occur until 8 years from now.

Keith Reynolds questioned about the addition of weight to the capped off part of the landfill. Andrew Nichols and Tom Lewis assured the board that considerations have been taken into effect for the further disintegration of the landfill under the capped off portion. A double composite linear will be installed and a buffer will be given to the linear for the settling of the landfill.

Bob Church made a motion to recommend to the Town Board to accept the Special Use Permit Application for the Valley Fill Landfill Expansion at Waste Management as submitted with no additional conditions attached.

Roxana Waters seconded the motion.

Motion **Passed** by a vote of 7 Ayes to 0 Noes.

New Business:

Councilman Dan Miller passed out the Lake Erie Watershed Erie County Municipal Survey for all of the Planning Board members to fill out.

Dawn Place from 10210 South Protection Rd, Chaffee NY 14030 would like to establish a Non for Profit Cat Rescue Facility on her property (Olean Rd (Rt16) SBL#279.15-1-21.12).

Dawn Place would be constructing a 24 x 40 building to house these animals on her vacant property. Her intent is to house no more than 30-40 kittens and mother cats.

Bob Church inquired about the buying of food and supplying medical attention to the animals. Dawn Place stated that she will be affiliated with the ASPCA and will have those guidelines to follow. She will be using the local vet clinics in the area for the cat's medical care.

Bob Church made a motion to recommend that the Town Board approve the application of Dawn Place- A Place for Cats, Inc. for a special use permit to operate a Cat Kennel at 10210 South Protection Rd, Chaffee, NY 14030 subject to the following conditions:

The kennel shall be operated as a cat rescue shelter and the maximum number of cats that may be kept on the premises at any one time shall not exceed 40 cats;

The special use permit shall not run with the land and upon the sale or transfer of title to the premises, the permit shall expire; and,

The property owner obtaining all permits and approvals required under the Town's zoning ordinance and/or state law.

Vince Perry seconded the motion.

Motion **Passed** by a vote of 7 Ayes to 0 Noes.

No further business was discussed.

Bob Church made a motion to adjourn the meeting.

Darren Farthing seconded the motion.

Motion **Passed** by a vote of 7 Ayes to 0 Noes.

Meeting ended at 8:45 P.M.

Next Called Meeting will be scheduled January 2, 2013 at 7:30 P.M.

Next Regular Scheduled meeting will be held January 16, 2013 at 7:30 P.M.

Minutes submitted by Colleen Cottrell.