

TOWN OF SARDINIA  
PLANNING BOARD MEETING MINUTES

April 18, 2012

The Planning Board of the Town of Sardinia was brought to order on Wednesday, April 18, 2012, at 7:30 PM by Chairman Bob Hill, with a quorum of the board assembled.

**Members Present:**

Chmn. Bob Hill

Bob Church

Vince Perry

Roxana Waters

Keith Reynolds

Darren Farthing

Dan Szustakowski

**Absent:**

None

**Guests:**

Councilman Dan Miller

Peter Sorgi – Attorney for Gernatt Asphalt Products

Ken Zicarelli- Vice President, Gernatt Asphalt Products

**Audience:**

None

**Minutes:**

Chmn. Bob Hill asked the board if they had reviewed the meeting minutes of March 21<sup>st</sup>. There were no corrections or additions to the minutes.

Bob Church made a motion to accept the minutes.

Roxana Waters seconded the motion.

The motion **passed** by a vote of 7 ayes to 0 noes.

### **Correspondence:**

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

### **Old Business:**

No new information has been received in regards to the DGEIS for the Tri-County Business Park.

Houghton College Training seminar for the Planning board will be May 9<sup>th</sup>. All planning board members that are planning on attending will be meeting at the Sardinia Town Hall at 7:45 A.M and car pooling.

### **New Business:**

Peter Sorgi attorney for Gernatt Asphalt products brought to the Planning Board a Petition for Amendment to Zoning Ordinance. The petition requests that Town of Sardinia Zoning Ordinance §115-17.1(A) (1) (j) be added as follows: "Sand and Gravel Mines which require a New York State Department of Environmental Conservation Permit". This permit would allow Sand and Gravel Mines to be operated in the AR District, but would not change any current permitted use.

Mr. Sorgi felt that by adding this amendment it would 1) give property owners another option on what they would like to do with their property 2) that it would also raise property value and 3) it would be in place for any future development that could occur.

Mr. Sorgi also stated that the two major concerns dealing with gravel pits are truck traffic and water issues. Mr. Sorgi felt that by allowing the Mining to occur right here in town, it would not increase traffic flow. Trucks are already coming and going through this area with gravel for projects anyways. He felt it would be better for the Town to have the gravel being taken right from here.

Mr. Reynolds disagreed with Mr.Sorgi's statement of no increased traffic flow. He feels that there could be increased traffic flow especially if the trucks are based right in this area.

Mr. Zicarrelli showed the Planning Board a soil survey that outlined potential gravel deposits. He estimated that there are approximately 293 acres of mineable land in the Town.

Mr. Church sighted some concerns he has been hearing in different areas such as Dayton, Freedom and Chaffee in regards to the water table and wells drying up. Ken Zicarrelli assured Mr. Church and the board that these rumors have been unfounded. They have not had any water issues at any of their gravel pit locations. He also stated that if there were any concerns the DEC would have been notified and the issues would have been well publicized.

Mr. Sorgi told the board that he felt that the Town Comprehensive Plan needs to be updated and changed. Mr. Farthing stated that the zoning amendments that are in place now are "not even 10 years old" and felt that there was no need to change the Town Comprehensive Plan or the Zoning Amendments since they were recently updated. He felt at the time that "the Town made it a conscious effort not to allow mining."

Mr. Zicarrelli and Mr. Sorgi both assured the board that if the amendment was put in place, they would still have to pay a lot of money and fill out all of the necessary paperwork to apply for a permit through the DEC. The DEC has a list of 52 items that need to take place before a permit can be given and the whole process can take years. Mr. Reynolds concern was that it may not take years. If the property in question was sold to them and all the criteria were met for the permit right away, then mining could take place sooner rather than later.

The Planning Board then asked both Mr. Zicarrelli and Mr. Sorgi in ten years from now where would they move to for their next location. They stated that it all depended on what property was available at the time.

Mr. Sorgi stated that the petition could be modified if the Planning Board felt that only sections or parcels of land in the AR district should be open to the Mining Amendment and not the whole AR district.

Both Mr. Sorgi and Mr. Zicarrelli will attend next month's Planning Board meeting to further answer any questions or address any additional concerns that they might have.

Councilman Dan Miller brought to the board's attention the issue of abandoned property in our town and what to do about them. He stated that Mr. Zielonka has been trying to contact the property owners. Many of these owners have no known forwarding addresses. These property vacancies have back taxes owed on them and the county does not want to deal with these vacancies either for lack of what to do with them. Dan Miller was going to check with the Town Board on what needs to be done. When a property can be cleaned up, the Planning Board suggested for removal of Asbestos in vacant buildings to use the Town's environmental fund and contact Waste Management for debris removal.

No further business was discussed.

Bob Church made a motion to adjourn the meeting.

Vince Perry seconded the motion.

Motion passed by a vote of 7 Ayes to 0 Noes.

**Houghton College Training Seminar- May 9<sup>th</sup>**

**Next regular scheduled meeting is May 16<sup>th</sup> at 7:30 p.m.**

Minutes submitted by Colleen Cottrell.