

PLANNING BOARD MEETING MINUTES
MARCH 18, 2009

The Planning Board of the Town of Sardinia was brought to order on Wednesday, March 18, 2009 at 7:30 PM by Chairman Daniel Miller, with a quorum of the board assembled.

Members Present:

Daniel Miller, Chmn.
Darren Farthing
Douglas Morrell
Keith Reynolds
Nancy Spink

Members Absent:

Lynette Franz
Roxana Waters

Guests:

Councilman Montgomery
Best Plaza

Audience members present: 0

Minutes:

Chmn. Miller asked the board if they had reviewed the meeting minutes of March 4th. There were no additions or corrections.

Mr. Morrell made a motion to accept the minutes.
Ms. Spink seconded the motion.

The motion passed by a vote of 5 Ayes to 0 Noes.

Correspondence:

Chmn. Miller stated that an Erie County Job Application was left in the planning board's mail slot but didn't know if it was for anyone as nothing was notated on it and will set aside until further notice or requested.

Old Business:

Mr. Farthing informed the board that he just received the final updates for the zoning amendment from the town planner that evening. He told the board that he will get all the pages together and work on the letter of recommendation for next meeting, so the board can forward the proposal onto the Town Board.

Chmn. Miller introduced representatives for Best Plaza to the board and began to discuss the water drainage issue. The representatives stated that they are there to hold a sketch conference with the board for an expansion of the plaza. With this expansion a new drainage system would be installed which would take the runoff water from the back of the property and direct it back to the center of the property to underground chambers from which the water would then proceed underground. This would negate the need for the now existing detention pond located to the rear, near Mr. Koch's property.

However, they stated once again that his property would still retain water there due to Mr. Koch having removed the swale which directed naturally occurring water drainage from being directed to the rear of the property. Standing water would still occur because of there being nowhere for the water to go since Mr. Koch's roadway and parking area doesn't allow for drainage, as well as the uncontrolled runoff from the building's roof going into that same low-lying area. However, after the new drainage for the Best Plaza goes in, there would be no excess water coming from Best's property into that area.

Chmn. Miller after consultation with the board still recommended having an engineer review the conditions there as to make a determination the board can use for its protection and would contact TVGA for an estimate.

New Business:

*Sketch Conference with Best Plaza for site expansion.

The board briefly reviewed the planned expansion of the plaza which would entail building a second building next to the original on the north side as well as parking for the expansion. There would be a new underground water runoff collection system installed which would ensure any storm water runoff would remain on site. Mr. Farthing gave the Best Plaza representative the site plan application and the requirement check-sheet detailing the information the board would need in order to proceed with a completed application and site plan review.

Chmn. Miller introduced Councilman Montgomery to the board members. Chmn. Miller stated that the planning board liaison was interested in hearing about the proposed water district for the business corridor. Chmn. Miller presented Councilman Montgomery with the report prepared by Clark Patterson Lee which was fully presented to the Town Board almost a year earlier. The board then discussed the various aspects with the councilman. Chmn. Miller stated that the first priority is to have a petition circulated to the various land owners to see if they desire the district to be formed. Chmn. Miller presented a petition showing several business owners signatures that were interested in having water.

Ms. Spink asked the board if they would be interested in having her prepare some standard typical for roadways, sidewalks, etc. that can then be presented to the Town Board as to update what is currently available which is minimal and outdated. The board gave its approval for the project if she so chose to do so.

There was no further business.

Ms. Spink made a motion to Adjourn.

Mr. Morrell seconded the motion.

The motion was passed by a vote of 5 Ayes to 0 Noes.

The next meeting is scheduled for April 1, 2009 at 7:30pm.

Minutes submitted by Darren Farthing.