

TOWN OF SARDINIA
PLANNING BOARD MEETING MINUTES

January 18, 2012

The Planning Board of the Town of Sardinia was brought to order on Wednesday, January 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:

Guests:

Councilman Dan Miller

Attorney, Alicia Rood

Steve Tanner from Clark, Patterson and Lee

Audience: Gene Parzych

Minutes:

Chmn. Bob Hill asked the board if they had reviewed the meeting minutes of December 21st. 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:

Letters from several of the agencies involved with the DGEIS process for the Tri county Business Park were passed out to the Planning Board members.

News letters from Waste Management were passed out.

Old Business:

Steve Tanner from Clark, Patterson and Lee comprised a list of the comments received from the Town/Village Arcade, Town of Sardinia and the DEC during the comment period for the Tri-County Business Park.

The Planning Board, along with Alicia Rood and Steve Tanner went through each comment one by one.

From the February 15, 2007 Town/Village Planning Board Letter,

Comment and response overview #1-Discussion on this comment was based on a portion of the Tri-County Business Park that exists in the Town of Arcade. At this time the parcel is zoned agriculture. Bob Church asked for some clarifications about the zoning regulations for this project. Attorney Alicia Rood commented on this comment as well and stated that the Planning Board should make sure we put in a finding statement acknowledging that the developer will have to go to the Town of Arcade to develop that part of the land and to have it rezoned if necessary.

Comment and response overview#2-The discussion on this comment dealt with traffic studies and the possible use of the Howe/Schutt road entrance to the project site. Bob Church wanted to know approximately how many vehicles are traveling at peak hours past Tim Horton's. Steve Tanner guessed roughly 300 vehicles and hour passed through. Steve Tanner stated that traffic studies would have to be done for each phase of the development. When the traffic studies is done the developer may have to correct any traffic issues by adding traffic lights or stop signs or even putting in a turning lane if needed. Steve Tanner also recommended that to be a "Good neighbor to Arcade" we should submit all updated traffic studies to Arcade so they are made aware of the newest findings.

Comment and response overview #3-The discussion for this comment was based on the new lighting regulations that will be going into effect for the Town of Arcade. The new zoning should be going to effect in the next 2-3 months. Steve Tanner highly recommended that we adopt the same Lighting Standard as Arcade. The developer will have to go through the Town/Village of Arcade Planning Board for development of the property that is in the Town of Arcade.

Comment and response overview #4-Parts of this site have wet lands on it. Steve Tanner spoke of the developer not using those parts with the wetlands except for green space.

Comment and response overview #5-Both the DEC and the Town of Sardinia agree that a positive declaration and preparation of a DGEIS statement is required. Once a public hearing is done, the Town of Sardinia will issue a Findings Statement to finish the GEIS process.

Comment and response overview #6-The Town of Arcade wants to have an active role in the project review. Steve Tanner again stressed the importance of being a “Good Neighbor” and making sure they have all updated reports and studies as the project progresses.

December 15, 2011 response letter from the Town/Village Arcade Planning Board

For comment and response #1- It was found that the SEQR process will have to be re-evaluated as indicated in the DGEIS document. The developer will pay for the additional cost of bringing electric and septic to the site.

For comment and response #2- It was found that Light pollution could be an issue. It could have a major impact on the community. There for Steve Tanner again recommended that the lighting standard from Arcade be adopted by the Town of Sardinia for this project.

For comment and response #3 -It was stressed again how important it will be to have a traffic study done during each phase of development of the project.

For comment and response #4 -The FGEIS will include all responses received from NYSDEC, Village of Arcade, the Planning Board of the Town and Village of Arcade, Town of Arcade and the Sardinia Planning Board and the Sardinia Town board.

For comment and response #5 - The only agencies that replied back during the comment period were NYSDEC, Village/Town of Arcade, Town/Village Planning board and the Sardinia Planning board. The other agencies were not opposed to their designation. Therefore the town of Sardinia Planning Board will refer site plan submittal to the appropriate county level planning board s for each site plan review process.

For comment and response #6 -Using the Hurdville Road as a site entrance for the project site raises many concerns such as increased traffic, and safety issues.

For comment and response #7 - There is no way knowing as of yet what kind of businesses may be coming to the tri county business park, it will virtually be impossible to figure out how much electric will be needed and how much it will cost at this time. Steve Tanner also noted that an upgrade was put in

place on the county line substation. He noted that he spoke with Larry Kilburn and said that the upgrade should be sufficient enough to handle the increase of electric usage from the business park.

For comment and response #8- Bob Hill was in disagreement with what the Planning Board from the Village/Town of Arcade commented on. They feel that the Town of Sardinia should be using resources from additional qualified professional engineering and planning consultants. Chmn. Bob Hill already feels that we have more than enough qualified people on board to go through this project. Bob Church disagreed with Chmn. Bob Hill's statement. He felt that it might not necessarily be a bad thing to have a second set of eyes going over things to make sure something wasn't thought of or overlooked. Chmn. Bob Hill stated that if additional people were needed to look into the plans the developer would have to pay for these resources and not the planning board.

From Supervisor Mary Hannon, in her letter she stated that she wanted to have in writing from the project sponsor and be included in the FGEIS, as well a finding statement issued under SEQR that the following were going to occur:

Both water and septic will be acquired from the Town of Arcade

That all property has been acquired within the Town of Sardinia to be included in any new or extended sewer or water district.

That the project will be funded either in whole or part by the project sponsor or with grant funds with no repayment. No bonds will be issued in connection with construction of any infrastructure for the project.

The overall response from the Town of Sardinia Planning Board letter was for payment for extending water, sewer, electric and gas utilities to the sources that provide these utilities be paid in full extent by the project sponsor or grants given to the project sponsor. Any additional electric poles and wire will be paid by the sponsor.

The last letter of the night that the planning board went over was from the NYDEC. The DEC wants to make sure that the Sardinia Planning Board prepare and file the final GEIS. As each phase of the project is completed there needs to be scopes and thresholds set up in the DGEIS. If a threshold is not met than an additional SEQR review will be necessary. As each phase is developed all additional studies, investigations, etc.need to be done according to the DGEIS.

Darren Farthing made a motion to concur with the responses as modified and discussed at the meeting. Roxanna Waters seconded the motion.

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

Bob Church made a motion to set up a public review for March 21st at 7:00 p.m.

Vince Perry seconded the motion.

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

The next item of business discussed was the local law for sign ordinances.

The Town board modified some of the regulations after the public review period.

After some discussion the Planning Board will now send back to the Town attorney the following amendments to draft up:

There will be allowed 2 signs per permit.

A sign will be 3X2 ft.

A permit sticker will be affixed to the back of the signs.

A sign will be placed 50 feet back from intersecting highway.

A sign will be ground mounted and a maximum of 3 feet off the ground.

Darren Farthing made a motion to send back to the Town Board these revisions to the sign laws.

Vince Perry seconded the motion.

Motion passed by a vote of 7 ayes to 0 noes.

New Business:

Chmn. Bob Hill mentioned to the board about the 4 hours of training that will be needed this year.

Chnm. Bob Hill was looking into getting the 4 hours of training right here at the Town Hall instead of going to Houghton College for their yearly training program.

Bob Church wanted to welcome Daniel Szustakowski to the board. The following members and their term ending dates are as follows:

Darren Farthing 12-31-2012, Keith Reynolds 12-31-2014, Vince Perry 12-31-2015, Bob Church 12-31-2016, Bob Hill 12-31-2017, Daniel Szustakowski 12-31-2013, Roxana Waters 12-31-2018 and Colleen Cottrell, alternate board member.

From the audience Gene Parzych asked about the impact of the Tri- County Business Park and the Cattaraugus creek. He stated that were over 12,000 trout that were put into the creek. He was worried about the possible storm water and runoff that could end up in the creek from the Business Park.

No further business was discussed.

Bob Church made a motion to adjourn the meeting.

Vince Perry seconded the motion.

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

The next regular scheduled meeting will be February 15, 2012 at 7:30 p.m.

Minutes submitted by Colleen Cottrell.