

TOWN OF SARDINIA  
PLANNING BOARD MEETING MINUTES

August 17, 2022

The Planning Board of the Town of Sardinia was scheduled for Wednesday, August 17, 2022, and was called to order at 7:00 PM by Chairman Nancy Spink.

**Members Present:**

Nancy Spink  
Bob Hill  
Dan Szustakowski

**Absent:**

Christine Eisensmith  
Keith Reynolds

**Attendees**

Michelle Armstrong, Pioneer Motorsports  
Gregory Schnaider, Architect  
Becky Burke, ZBA and Planning Board Secretary

**Correspondence:** none

**New Business**

Michelle Armstrong, of Armstrong Enterprise LLC, applied for a Site Plan Review to erect a new storage unit to support the Pioneer Motorsport business on the property located at 12249 Olean Road, Sardinia NY. Their architect, Gregory Schnaider, R.A. presented drawings of the proposed building and surrounding elements.

The Board reviewed the drawings. Chairman Nancy Spink asked the board if they had any questions. Bob Hill inquired about the driveway area and any plans for landscaping by the curb cut near Rt. 16. Michelle Armstrong spoke on the difficulties with that curb cut and placing any vegetation. At this time, there will not be any changes to that.

As all the required information was included in the drawing and all issues had been addressed, Nancy requested that a motion be made to approve the Site Plan Review.

Bob Hill made a motion to approve the Site Plan Review. Dan Szustakowski seconded the motion. Vote was 3-0, approving the motion.

Nancy spoke to Michelle Armstrong about the Comprehensive Plan Update, asking her

to give the committee input and tell her neighbors and fellow business people. Michelle was interested and will watch for notifications of upcoming meetings.

**Old Business:**

1. Nancy moved on to the Comprehensive Plan update. Nancy asked Becky Burke to inform the board of what had taken place at the Town Comprehensive Update Committee meeting they both attended. It was held on Tuesday, July 26<sup>th</sup> at 5:30 pm. Becky informed the board that the meeting was mainly an introductory meeting, giving the attendees a chance to speak with their perspective for the update to the Town Comprehensive plan, future plans for the committee, its goals, timeline for activities. Nancy added further details of these items.
2. Nancy then informed the board of her discussion with the Erie County Health Department regarding subdivision zoning. Nancy spoke to the Engineer at the Health Department about the subject. The Engineer recommended that some zoning rules be included in the Comprehensive Plan to prevent issues in the future. The discussion continued on what language to utilize. Nancy let the board know she would reach out to local townships for complete copies of their Zoning Ordinances to provide examples of subdivision language and for future use as needed.
3. Nancy brought the board up to date on the Waste Management proposed project, the NED, New Energy LLC project and the Site Plan proposal brought by Frank Bork of Tri County. Waste Management is still awaiting full DEC approval. There has been no contact from the NED Company representative, Peter Sorgi. It was discussed that Mr. Frank Bork may have already built the building on his property. Nancy said she would investigate this.

Motion was made by Dan Szustakowski, seconded by Bob Hill to adjourn. Vote was 3 to 0 approving this motion. Meeting was closed by Chairman Nancy Spink at 7:41 PM.

**Next scheduled meeting is September 21st, 2022 at 7pm.**

Submitted by: Becky Burke, Town of Sardinia Planning Board and Zoning Board of Appeals Secretary