

Town of Sardinia

Erie County, New York

Comprehensive Plan



Adopted
December 2003

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Introduction

Purpose

The purpose of the Town of Sardinia Comprehensive Plan is to guide local officials and community members in making decisions that will affect the future of the Town. Future Town actions that will be based on the policies and recommendations in the Plan include revisions to zoning and other local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses the full spectrum of issues facing the Town and balances competing needs and interests in the community. The Plan also acknowledges the relationships between Sardinia and neighboring towns and the larger Erie County community.

Legal Basis

The Comprehensive Plan has been prepared pursuant to NYS Town Law §272-a. Town Law specifies that local zoning regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will influence changes in Town zoning and other regulations as well as funding decisions and other Town actions during the next 10 to 15 years.

Process of Preparing the Plan

The Town of Sardinia Comprehensive Plan represents the culmination of a planning process. The Plan is intended to guide local officials and community members in making decisions that affect the future of the Town.

Town Law Section 272a specifies that the Town Board is responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Town Board to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Town Board appointed a Comprehensive Plan Committee (CPC) to guide the preparation of the Comprehensive Plan.

Members of the CPC included Town officials as well as representatives of a variety of interests in the community, including agriculture, business, and general citizens. The following community representatives served on the Comprehensive Plan Committee:

- William Arlow
- Michael Buttino
- Brenda Dabolt
- William Hare
- Howard Manges
- Robert Ornce
- Ben Palmer
- Richard Porter
- Preston Rice
- Sheila Vrenna
- Tom Schalberg
- John Schiener
- Walter Schiener
- Gordon Smith
- Norman Uhteg
- Hans Ylmar

Introduction

The Division of Planning and Economic Development within the Erie County Department of Environment and Planning provided financial and technical assistance to help complete the Comprehensive Plan. Michael Gangemi, Senior Planner in the Division, attended meetings and assisted the committee and the consultants to prepare the Plan.

The Town, in cooperation with Erie County hired the consulting team led by Stuart I. Brown Associates, a planning and management consulting firm based in Fairport, New York, to facilitate the planning process and prepare the plan document. R & D Engineering, Inc., based in Buffalo, New York, assisted with many of the technical components of the plan, including the preparation of maps.

Public participation included a Residents Survey, distributed in September 2000, several focus group meetings on particular topics, two public informational meetings, a CPC public hearing, and a Town Board public hearing.

Plan Organization

The Plan addresses the major issues and topical areas identified by the community:

- natural resources and environmental protection;
- farmland and agriculture;
- residential development;
- business and economic development;
- hamlets;
- historic preservation;
- parks and recreation;
- transportation and infrastructure; and
- government and community services.

The Plan is organized to address each of these topical areas in a separate section of the Plan document. Each section identifies the community's goals, presents background information and an analysis of the issues and opportunities, identifies tools and techniques that can be used to address the issues and take advantage of the opportunities, and lists the actions that the Town can take to help achieve the community's goals.

The **Land Use Overview and Plan Summary** presents an overview of the community, summarizes the issues addressed in each section, and shows how the individual topical areas relate to one another. It also presents an introduction to zoning and subdivision regulations, which are the primary tools available to the Town to help achieve the land use goals of the Plan.

A **Future Land Use Map** presents the Town policy regarding land use, and will be used as a guide in revising the Town's zoning regulations and zoning map.

The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

“**Sidebars**” within the Plan document present additional information that supports and/or provides the context for the recommendations in the Plan.

- Relevant Plans and Programs include summaries of plans prepared by the Town or other government agencies, such as the draft Master Plan prepared by the Town in 1993, and descriptions of State or County government programs.
- Residents Survey Results presents the relevant findings from the survey of Sardinia residents conducted in Fall 2000. The final report from the Residents’ Survey is available at the Town Hall and is included as an appendix to the Comprehensive Plan.
- Erie County “Guiding Principles” present relevant policies contained in the Erie County Department of Environment and Planning’s “Guiding Principles for Land Use Planning in Erie County, New York.” These principles aim to ensure that local plans are sensitive to intercommunity and regional issues, and are consistent with countywide goals and objectives.
- Highlights of Focus Group Discussions (Walking Tours, or Public Forum) summarize the discussions by residents and resource people who participated in the topical focus group meetings, walking tours or public forum on landfill issues. Focus Group meetings were held to discuss Farmland and Agriculture (March 6, 2001), Parks and Recreation (May 30, 2001), Business and Economic Development (February 8, 2001). Walking tours of the Hamlets of Chaffee and Sardinia were held on November 18, 2000. A public forum to discuss landfill issues was held on August 2, 2001.

Land Use Overview and Plan Summary



GOALS:

- ◆ **Preserve and protect the rural and small town character of the Town of Sardinia.**
- ◆ **Balance residential and business development with the protection of natural resources, agricultural land and rural character.**
- ◆ **Manage growth to ensure high quality development.**

Regional Orientation

The Town of Sardinia is located in the southeastern corner of Erie County, and is bordered by Wyoming County to the east and Cattaraugus County to the south. The City of Buffalo is located approximately 35 miles northwest of the Town. (See Map I: Regional Orientation.)

The Town is oriented along two State Highways, which run east-west in the southern portion of the Town, and north-south in the eastern part of the Town. The hamlets of Sardinia, Chaffee and Protection developed along these major travel routes.

The community life of Sardinia residents tends to be oriented toward activities and facilities in neighboring communities. The Village of Arcade offers a major grocery store and several industrial employers. The Village of Springville includes major grocery stores, other large retailers, and employment. The residents' survey revealed that of the respondents who were employed, only 21.9 percent worked in Sardinia, 39.7 percent within Erie County outside Sardinia, 12.1 percent in Springville, and 10.3 percent worked in Arcade or elsewhere in Wyoming County.

Families with children and other residents orient many of their activities around school programs. Public high schools are located in Yorkshire, Springville, and Holland; none are located within the Town of Sardinia.

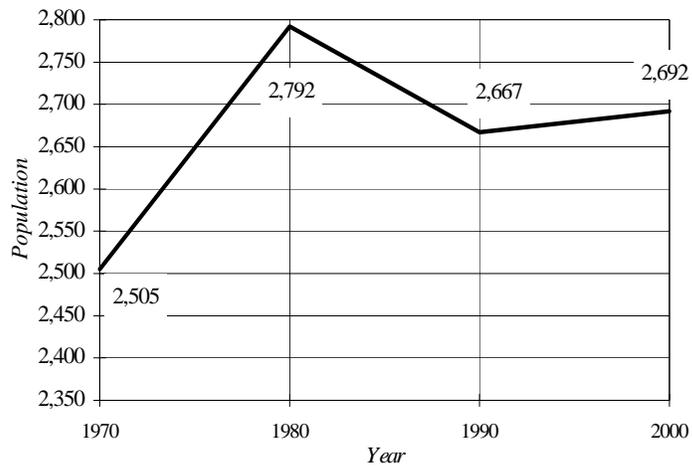
As many Sardinia residents work, attend school, shop and recreate in adjoining and nearby communities, Sardinia residents tend to have a regional orientation. In view of this regional orientation and the importance of nearby communities to Sardinia residents, the Town of Sardinia should take measures to coordinate its efforts with those of surrounding communities including communities in adjoining Wyoming and Cattaraugus Counties.

The population of the Town of Sardinia in 2000 was 2,692, according to the U.S. Census. The population increased by 11% between 1970 and 1980, decreased by 4% between 1980 and 1990, and increased by 4% between 1990 and 2000.

Although the total population has remained stable during the past 20 years, the number of housing units has increased. This is due to decreased family sizes and reflects a national trend.

Figure 1

Town Population
Town of Sardinia, 1970-2000





Residents Survey Highlights

- A total of 91.5% of the respondents to the residents survey said that they want to preserve the rural character of the Town.
- Attributes of rural character deemed to be most important to residents include:
 - ◇ forests, streams and wildlife habitat;
 - ◇ large open spaces between houses;
 - ◇ open spaces and views; and
 - ◇ agricultural land.
- A total of 44% of respondents are “very concerned” about large country lots being subdivided into smaller lots, and 40% are “somewhat concerned.”
- A total of 80% feel that the Town should take action to protect and preserve open spaces and views, and 81% think that the Town should take measures to preserve and protect farms and farmland.

Overview of Existing Land Use

The population and businesses in the Town of Sardinia have historically been concentrated within the hamlets, with agriculture and farm residences occupying the hinterland. Increased automobile use has resulted in residential development in the countryside and business development along major highways.

The current land use in the Town of Sardinia is characterized by its hamlets, commercial and industrial development, conservation and forest land, farmland, residential development, utilities, parks and recreational facilities, government and community services, gravel mines, and a landfill.

The existing land uses are depicted on Map 2: Existing Land Use. The land use classifications shown on the map are based on 2000 tax parcel records and 1999 aerial photographs.

The natural resources and environmental quality of the community, including streams, forests, wildlife habitat and groundwater, are among the Town’s greatest assets. These resources and related issues are presented in the Natural Resources and Environmental Protection section of the Plan.

Farming also continues to be a significant land use in the Town. Active farmland is located throughout the Town, with concentrations in the eastern portion of the Town. Analysis of the agricultural land base and related issues are presented in the Farmland and Agriculture section of the Plan.

Established residential neighborhoods are found in the Hamlets and other areas in the Town, while new residential development is occurring at an increasing pace in the countryside. Information and issues relating to housing and residential development are presented in the Housing and Residential Development section of the Plan.

Commercial and industrial business uses are located primarily along the major highways in the Town, within the hamlets, and along Schutt Road and Genesee Road east of Route 16. Types of business include manufacturing, retail and service uses. Descriptions and analysis of businesses in the Town are presented in the Business and Economic Development chapter of the Plan.

The hamlets of Sardinia, Chaffee, and, to a lesser extent, Protection, are the historical centers of population in the Town. De-

scriptions of the conditions and analysis of the issues associated with the hamlets are presented in the Hamlets section of the Plan.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan.

Several large parcels in the Town are used for public parks, private recreational facilities, and as part of the Erie County Forest. These parcels represent approximately 2,900 acres, or 9% of the Town's land area.

Government and community service facilities in the Town include the Community Center, Old Town Hall, Highway Barn, and private non-profit facilities such as Suburban Adult Services. These facilities and related issues are addressed in the Government and Community Services section of the Plan.

Several parcels in the Town are utilized for mining. A large mine is located in the southeastern corner of the Town. A landfill occupies 51 acres of land in the northeast portion of the Town. Issues concerning the environmental issues relating gravel mining and the landfill are discussed in the Natural Resources and Environmental Protection chapter of this Plan. Economic development issues are addressed in the Business and Economic Development section of the Plan.



Relevant Plans and Programs

Sardinia Master Plan — Summary of Goals and Recommendations

The Town of Sardinia prepared a draft Master Plan in 1993. The plan document includes background information about location, history, existing land use, physical characteristics, population and housing, community facilities, and transportation. The Master Plan portion of the document presents Goals and Objectives, a Land Use Plan, and recommendations for implementing the Plan.

The following text summarizes the draft goals and recommendations in the 1993 Master Plan.

GOAL: Retain the rural atmosphere of the town

Actions:

- ◇ Incorporate standards for setback, parking and landscaping into Site Plan Review
- ◇ Limit sand and gravel mines to existing locations
- ◇ Acknowledge physical constraints to development due to steep slopes and erosion along hillsides and bluffs.

Summary of Land Use Issues and Recommendations

Changes in land use occur primarily as a result of market forces, within the context of natural and physical constraints and local and state land use regulations. Natural features, soil conditions and the cost and availability of utilities also significantly affect development potential.

Natural features

Natural features in the Town present constraints as well as opportunities for development. Natural constraints to development include areas of flood hazard, wetlands, and steep slopes. Wetlands, streams and forests also provide wildlife habitat and contribute to the Town's rural character.

Abundant and high quality groundwater serves agriculture as well as residential and business development. All areas of the Town, outside the hamlet of Chaffee, rely on private wells to supply drinking water. An Environmental Protection Agency (EPA) designated sole source aquifer supplies water to most the eastern portion of the Town where the population density is the greatest. EPA review and approval must be obtained for significant projects within the aquifer recharge area. In view of the vulnerability of the aquifer to contamination, efforts to protect the ground water from industrial and landfill leachate and run off from mining tailings should be implemented.

As there are no public sewers within the Town, all residential and business development must rely on private, on-site sewage disposal systems. Most of the Town is suitable for such on-site systems.

The Comprehensive Plan recommends that the Town enact zoning regulations to protect sensitive natural features such as steeply sloped streambanks that are prone to erosion. Other natural features such as flood hazard areas and wetlands are protected by State and Federal regulations and existing local programs.

Agricultural land

Farming occupies a large portion of the land area of the Town and represents a significant industry in the region. Active farm operations are concentrated in areas with the most productive agricultural soils, primarily located in the eastern portion of the Town. The Comprehensive Plan recommends that areas with

prime agricultural soils, outside of previously developed hamlets and commercial areas, be designated for continued agricultural use.

Residential development

Continued subdivision of large country lots into small residential lots along the existing road frontage may change the character of these road segments from rural to more of a suburban character. Continued residential development in agricultural areas also tends to make farming more difficult, as residential neighbors are less tolerant of the odors, noises and other activities associated with large scale farming. In addition, as lots are developed along the roads, land to the rear becomes landlocked and unavailable for either agriculture or development. Many of the newer residential lots are so deep that the rear portion of the land is difficult to maintain.

The Comprehensive Plan recommends that new residential development in the countryside be designed to make efficient use of existing infrastructure and interior land, and minimize conflicts with agriculture and natural features. Innovative lot layouts and good subdivision design are encouraged.

Commercial and industrial development

Businesses tend to locate in areas that offer significant advantages, such as sufficient and suitable land, visibility, access and utilities.

The Comprehensive Plan encourages business development in the southeastern portion of the Town, in the area between Hand and Allen Roads and in other areas of the Town where businesses have already become established.

Routes 16 and 39 both carry high traffic flows which is advantageous to many types of businesses. The highways also provide good access. Certain segments of these highways contain curves and hills which limit site distances. The Plan recommends that business development be permitted by special use permit along the western end of Route 39 and along a segment of Route 16 near Hand Road on a case-by-case basis only if sufficient site distance makes safe highway access possible. The Plan also recommends that business development be encouraged along the sections of Route 16 and 39 that are relatively straight and level such as Route 16 south of the Hamlet of Chaffee and a 1-1/2 miles section of Route 39 southwest of the Hamlet of Sardinia.

Relevant Plans and Programs—Summary of 1990 Draft Master Plan *(Continued from page 10)*

GOAL: Preserve scenic and environmentally unique areas.

Actions:

- ◆ *Require new development along the Cattaraugus Creek shoreline to avoid damaging ecologically sensitive resources.*
- ◆ *Preserve the quality of Hosmer Brook as a trout stream.*

GOAL: Preserve prime agricultural lands:

Actions:

- ◆ *Encourage development designs that incorporate protection for agricultural lands, such as “cluster” subdivisions.*

GOAL: Encourage opportunities for affordable housing for the young and elderly

Actions:

- ◆ *Encourage the development of housing for senior citizens.*

Hamlets

Within the Hamlets, small scale businesses are encouraged, along side new and existing residences, along the State highways. Good site design is encouraged to incorporate buffers and minimize conflicts. Maintenance and expansion of residential neighborhoods within the hamlets are also encouraged.

The Comprehensive Plan recommends that assistance to homeowners be targeted to residential neighborhoods within the Hamlets of Chaffee and Sardinia. New residential development within the Hamlets should be designed to continue the small town atmosphere and pedestrian orientation.

Public improvements are also recommended for the Hamlets. These include such as water system upgrades in Chaffee, sidewalk improvements in Sardinia and Chaffee, trails to connect the Hamlets with the Town Parks, and the re-establishment of a visual focal point in the Hamlet of Sardinia. Water system improvements, however, should be deferred until completion of the Southtowns Consortium Water Planning Study discussed below, as the study may recommend other appropriate measures for addressing the deficiencies in the Chaffee water system.

Parks and recreational land

The parks, forests and recreational facilities are an attraction for residential development and an asset to the community. The Comprehensive Plan encourages the continued use of these lands and facilities for open space protection and recreational use.

Transportation and Infrastructure

The existing network of roads and bridges is adequate to handle anticipated growth within the proposed areas of development. The Comprehensive Plan encourages the Town to work closely with NYS Department of Transportation and the Erie County Highway Department to increase funding for local roads and to reduce speed limits along Routes 16 and 39.

Transportation in rural areas can be problematic for persons who have no access to a motor vehicle or who are unable to drive. Although Rural Transit Service provides transportation services in Sardinia, the level of service is very limited and riders must pre-qualify on an income basis. The Niagara Frontier Transportation Authority (NFTA) the principal transportation provider in Erie County does not serve Sardinia nor does the agency have any plans at this time to extend service to Sardinia.

The availability of sewer and water service typically influences development patterns. Currently, there is no public sewer service within the Town. Public water service is limited to customers of a privately owned system in the hamlet of Chaffee.

Sardinia is a member of the 21-member Southtowns Consortium Water Planning Study. The study, initiated in February 2002, is expected to be completed by October 2002. The objective of the study is to identify the water system needs of the member communities and prepare a plan to supply water service to fulfill the identified needs. The Town should actively participate in the progression of this study.

The continued availability of low-cost electric service from Arcade Electric, a municipal electric company, is also a priority for the Town.

Government and Community Services

The Comprehensive Plan recommends that land devoted to government and community services continue to be used for these purposes. Other recommendations address needed improvements to fire fighting capabilities and the need to retain the U.S. Post Offices in Sardinia and Chaffee.

Landfill and Mining

The Chaffee landfill, and Waste Management's affiliated waste hauling business, is a major employer in the Town. The landfill is a significant land use in the Town and currently utilizes 51 acres, pursuant to a permit from the NYS Department of Environmental Conservation (NYSDEC). Waste Management has purchased several adjoining parcels in order to provide a buffer. These parcels are not expected to be developed, although some of the land is currently farmed. Although the landfill affects the use of neighboring land, due to the occasional odors and truck traffic, the single largest concern is over the potential for landfill leachate to contaminate the groundwater.

As the existing landfill is nearly full and will be capped within the next few years, Waste Management has applied to the NYSDEC for a permit to expand the landfill adjacent to the site of the existing landfill. In order for Waste Management to be able to expand the landfill, the Town Board would need to rezone the land on which Waste Management proposes to construct the expansion. The Comprehensive Plan recommends that the Town Board carefully consider both the potential adverse and beneficial impacts that could result from a landfill expansion and the ability for mitigating any potential adverse impacts, before making a decision on whether or not to permit the landfill expansion to occur.

Several gravel mines are currently operating in the Town. The future use of land that has been mined is specified in the NYSDEC permit issued to each mine. This principal concern with regard to gravel mines is the potential for the dredging operations to impact on the groundwater in such a way that the wells of surrounding property owners no longer capable of supplying the property owners with water. The Comprehensive Plan recommends that the Town continue to use zoning regulations to limit the areas in which new, large-scale gravel mines are permitted to operate.

Tools and Techniques

The principal tools used by municipalities to manage land use are zoning and subdivision regulations. Zoning and subdivision techniques can help to protect rural character, encourage high quality development, and to protect open spaces and natural features. These techniques are intended to encourage new development while maintaining the desired character of the community.

Once the Comprehensive Plan is adopted, the zoning law will need to be revised. Model zoning and subdivision regulations are included in the Reference Packet

Zoning Regulations

Zoning regulations specify the location, type and density of development within the Town. Typically, the Town is divided into distinct zoning districts, each with its own list of permitted uses and requirements for lot size and setbacks. The Town Board has the authority to enact and amend zoning regulations, by local law or ordinance, following a public hearing. Table I identifies the uses and special uses permitted in each of the existing zoning district.

Site Plan Review provisions within the zoning regulations currently allow the local planning board to review the site design and layout of certain development proposals. Development is required to meet specified standards regarding drainage, parking, traffic, lighting and other design criteria. When applied consistently by the local planning board, this tool is effective in ensuring that development is of high quality and has minimal impacts on the surrounding neighborhood and environment.

Site Plan Review standards apply to all new construction and additions for which a building permit is required, except for agricultural buildings and one- and two-family dwellings.

Subdivision Regulations

Subdivision regulations establish procedures and criteria for re-

view by the Planning Board when land is divided into a specified number of lots. Subdivision review helps to promote safe and efficient vehicular access, to avoid land-locking parcels, and to protect environmental features such as streams and drainage-ways.

The Town's existing subdivision regulations apply to the fifth lot created within a three year period. This is the same threshold used in the NYS Sanitary Code and administered by the Erie County Health Department. Other communities in New York State require planning board review for any lot split. The review process and standards for simple lot splits are typically much simpler than those for larger residential developments.

Summary of Existing Zoning

The Town of Sardinia Zoning Ordinance was initially adopted in 1974. It includes definitions, district regulations, and supplementary regulations, provides for non-conforming uses, and includes provisions for administration, enforcement and amendment of the regulations. The zoning ordinance also includes requirements for: non-conforming farm operations and animal housing (manure storage), lot size, setbacks, parking, and signs.

Existing zoning districts are depicted on Map 3. Uses permitted "by right" and with a special permit from either the Town Board or the Zoning Board of Appeals are listed in Table 1.

The existing zoning permits agriculture and residential development on 30,000 square foot lots in the Residential/ Agricultural zone, which comprises most of the Town. In the R-2 Residential/ Multiple Dwelling zone, located along Savage Road and a portion of West Schutt Road, lots must be at least 45,000 square feet in area, and multi-family dwellings are permitted.

The General Business zone, which allows commercial uses as well as residential uses, is located along Route 39, most of Schutt Road east of Savage Road, and Route 16 from Genesee Road north into Chaffee. The Manufacturing and Industrial zone allows commer-

Summary of Existing

Zoning *(Continued from page 15)*

cial and industrial uses, but not residential uses. This zone is located along Route 16 from Genesee Road south to the Town line, along Route 16 north of Chaffee, and along the railroad.

In 1989, the Town adopted a Site Plan Review ordinance that requires new land use activities, except for one or two family dwellings and agricultural uses, to receive approval by the Planning Board.

In 1991, the Town amended the zoning to include provisions for “manufactured homes.”

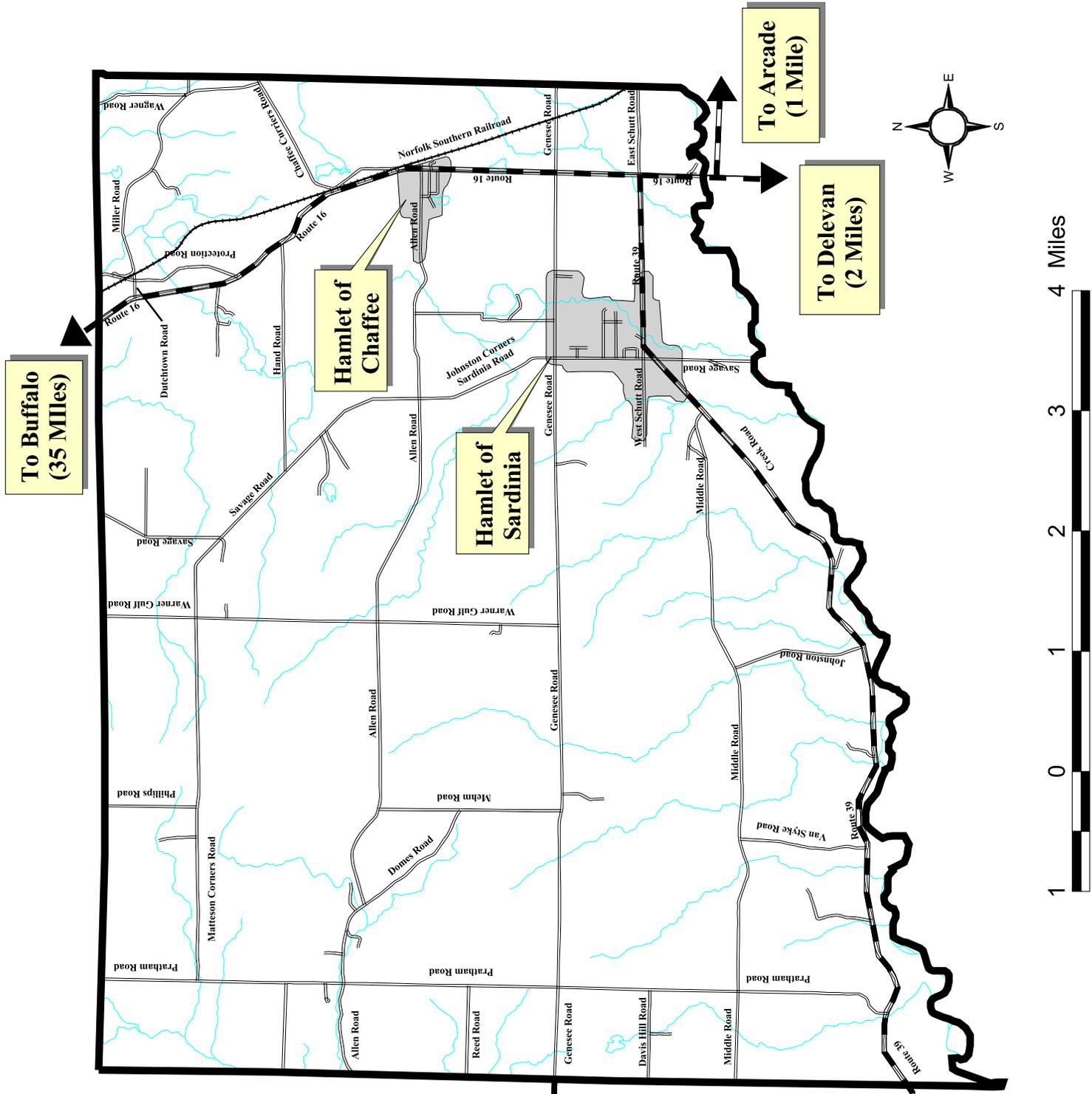
Recommended Actions

1. Enact zoning regulations and a zoning map that balances the competing needs of the various land uses in the Town, as represented in the Future Land Use Map.
2. Develop subdivision regulations to provide for the orderly division of parcels of land.

Map 1

Regional Orientation

Town of Sardinia Comprehensive Plan



Stuart J. Brown Associates, Inc.
Planning and Management Consultants

Adopted December 2003

REPLACE WITH COLOR

MAP 2

Existing Land Use

REPLACE WITH COLOR

MAP 3

Zoning map

Summary of Permitted Principal and Special Permit Uses

Table I

Town of Sardinia Zoning Ordinance

Zone District	Permitted Uses	Special Permit Uses
RA	Agricultural and farming uses Single Family Dwellings Seasonal cottages or cabins guests	Nursing home, funeral home Personal service establishment Multi-family dwelling kennel or animal hospital
Agricultural &	Quarries, clay, sand and gravel pits Veterinary hospital or clinic Roadside stands Home occupations	Commercial outdoor recreation Nursery school
R - 2 Residential Multiple	All those permitted in R-A district Multiple dwelling	Any Special Permit use permitted in RA
G - B General Business	Any use permitted in R-A Stores for retail merchandising and incidental services Assembly hall or auditorium Cafe, restaurant or tavern Commercial recreation establishment Dry cleaning, laundry service, laundromat Filling station; public garage Hotel or lodging; multiple dwelling; motel; trailer camp Passenger depot or terminal Personal service shop Shops for custom work (no more than 5 employees; only light machines and hand tools) Undertaking, mortuary, funeral parlor Storage of volatile materials (underground; <12,000 gallons) Signs up to 50 sq.ft. on building or 24 sq. ft. free-standing	Drive-in businesses Contractor's equipment and storage yards Used car lots Warehouses
M Manufacturing	Any use permitted or allowed with a special permit, in the G-B or R-A districts, except for residences. Manufacturing or processing (subject to Town Board approval if not on list created by Planning Board)	All other uses except: Smelting of ore; Canning or processing of animal, fish or vegetable products
Industrial	Storage of volatile materials (>12,000 gallons) Builders supply yard, lumber yard (with fencing or screening approved by the Planning Board)	Stockyard or slaaughter of animals (other than rabbits or poultry) Manufacture of acid, cement, chemicals, explosives or fireworks, fertilizer, gas, glue, gypsum, lime or plaster of Paris

Future Land Use Plan

The Future Land Use Map (Map 4) presents the Comprehensive Plan's recommendations for the distribution of land uses in the Town of Sardinia. The following narrative describes each of the land use categories.

Agricultural/ Residential

The majority of the Town is designated Agricultural/ Residential. The purpose of this designation is to encourage continued agriculture and to promote residential development that is consistent with the Town's rural character.

The density of residential development in these areas should be a maximum of one dwelling per 45,000 square feet. The minimum lot width for dwellings located along the road frontage is recommended to be 200 feet.

The "Prime Farmland Overlay" depicts those areas where farming should be considered the priority use. The continued availability of the highest quality soils is essential for the continuation of the agricultural industry in Sardinia.

Business/Light Industrial

Land in the southeastern portion of the Town, in the area between Hand and Allen Roads and in areas along lengthy sections of Routes 16 and 39 are designated for Business/Light Industrial. The purpose of this designation is to encourage business development in those areas of the Town that are most suited for it. These areas have access to State Highways, and the southeastern corner of the Town is within the Arcade Electric service area. There may be potential for the future extension of public water and sanitary sewer from the Village of Arcade to serve the southeastern corner of the Town as well.

This area encompasses parcels that are already developed with business uses as well as additional land that would be available for new businesses and business expansions. The gravel mine in the southeastern corner of the Town is a potential site for a future business park.

This designation encourages both traditional commercial uses, such as retail, restaurants, and services, and light industrial uses such as light manufacturing, assembly and storage. The depth of

the business district should be at least 1,000 feet from the highway, to encourage the use of interior land and allow for larger-scale businesses.

Limited Commercial

Segments of NYS Routes 39 and 16 are designated for “Limited Commercial” use. The Comprehensive Plan attempts to balance the goals of encouraging new and expanded businesses with those of preserving rural character and promoting continued agricultural use of prime soils. The State highways are valuable as high-speed transportation. Additional access points onto the highways would result in lower speed limits, and potential safety hazards, as well as the elimination of rural vistas. Much of Route 39 in the western portion of the Town is not suitable for commercial development due to steep slopes and the winding roadway.

The “Limited Commercial” designation promotes business development only for those sites that can provide safe access from the highway. A new zoning classification is recommended that permits business development in these areas, provided that safe access can be assured, and that erosion and sedimentation due to steep slopes can be avoided.

Hamlet Business

The areas designated for “Hamlet Business” are intended to promote the continued mix of residences and small-scale businesses along the State highways within the Hamlets of Chaffee and Sardinia.

A new zoning classification is recommended that would permit both businesses and residences in these areas. Business uses would be limited to a maximum total floor area of approximately 12,000 to 20,000 sq. ft. Businesses would need to be designed to ensure that outdoor lighting, traffic and other business operations do not interfere with neighboring residences and are consistent with the pedestrian scale and historic character of the Hamlets.

Hamlet Residential

The Hamlet Residential designation includes existing neighborhoods within the Hamlets of Chaffee and Sardinia, as well as some undeveloped land that would be appropriate for new residential development. The purpose of this designation is to pro-

Future Land Use Categories

protect existing residential neighborhoods from incompatible uses, and to allow smaller lot sizes than would be required in the countryside. As public sewer is not available in either Hamlet, the maximum density is recommended to be approximately one dwelling per 20,000 sq. ft. of lot area.

Parks/ Recreation/ Conservation

Land that is currently devoted to public and not-for-profit conservation and recreational use is designated "Parks/ Recreation/ Conservation." These include the Town Parks, County Park and Forests, private campgrounds such as the Girl Scout property, private recreational facilities such as the Rolling Hills Golf Course, Rod & Gun Club and Erie County Conservation Club.

The Comprehensive Plan recommends that these areas continue to be used for public and private recreation and conservation purposes.

Government and Community Service

Areas designated for Government and Community Service include facilities such as the Town's Community Center, Old Town Hall, and Highway Barn, as well as cemeteries, Fire Halls, and private not-for-profit uses. The Comprehensive Plan anticipates that these uses will continue into the 10-15 year horizon of the Plan.

Conservation Overlays

The Conservation Overlay Map identifies streams and areas with steep slopes, floodplains, and wetlands. Development in these areas must take into consideration the Federal, State and local regulations that already exist to protect these resources. In addition, development in areas with steep slopes should incorporate provisions to minimize erosion and sedimentation. Development near stream corridors should avoid removing natural vegetation within 50 feet of the stream.

REPLACE WITH COLOR

Map 4
Future Land Use

Back of map 4

REPLACE WITH COLOR PAGE 30

Natural Resources and Environmental Protection



GOALS:

- ◆ **Protect natural resources such as streams, wetlands and wildlife habitats**
- ◆ **Maintain the water quality of streams**
- ◆ **Protect land from erosion along Cattaraugus Creek and other natural drainage ways**
- ◆ **Protect the quantity and quality of groundwater**
- ◆ **Identify and evaluate the potential hazards of the landfill and gravel pits**
- ◆ **Encourage cooperative, mutually beneficial policies for use in dealing with existing landfill and gravel pit issues**

**Existing Plans,
Programs and
Regulations**

Floodplain Regulations

In 1987, the Town adopted the Model Local law to administer the National Flood Insurance program. The law references the Flood Insurance Rate Map and Flood Hazard Boundary Maps prepared by the Federal Emergency Management Agency (FEMA). It requires a development permit prior to the start of construction or any other development within a designated flood hazard area. The Town Board, as the designated local administrator under the law, is authorized to:

- review applications for development permits,
- maintain information on the elevation of new or improved structures,
- notify adjacent municipalities prior to any alteration of watercourses,
- interpret flood hazard zone boundaries
- issue stop work orders as necessary
- inspect projects under construction, and
- issue certificates of compliance.

The law includes standards for construction within flood hazard areas, and provides for appeals and variances.

Background Information

Natural features within the Town of Sardinia include streams, wetlands, floodplains, steep slopes and forests. These features are significant to the natural ecology of the area, and influence the types and density of development that is feasible and appropriate in various areas within the Town.

Watercourses and Watersheds

The primary watercourse in the Town is Cattaraugus Creek which forms the southern boundary of Town and the boundary between Erie and Cattaraugus Counties. The creek flows southwesterly into Lake Erie, draining a portion of southwestern Erie County.

Hosmer Brook, Dresser Creek, Hylar Creek, Otis Creek and Richmond Gulf are the other streams of significance in the Town. The streams and tributaries through the Town are protected by the New York State Department of Environmental Conservation (NYSDEC) and any alterations to the stream banks require a permit issued by the Department.

Streams provide habitat for fish, and provide for natural drainage. The recreational use of streams for fishing and nature observation is addressed in the Parks and Recreation Chapter.

Most of the Town's land area drains into Cattaraugus Creek. However, a portion of the Town drains into Buffalo Creek. Map 5 depicts the primary drainage basins (watersheds) within the Town of Sardinia and the major watercourses in the Town.

Wetlands

Approximately 645 acres of land within the Town of Sardinia have been designated as regulated wetlands by NYSDEC. NYSDEC designated wetlands are generally defined as those 12.4 acres or larger. A permit is required from the Department for any activity within the wetland or within a 100-foot buffer area surrounding the wetland.

Wetland areas are critical to maintaining the environment, serving as water retention areas, the replenishment of groundwater supplies, and providing wildlife habitats.

Additional wetlands in the Town less than 12.4 acres are regulated by the U.S. Army Corps of Engineers (USACOE). Many Federal wetlands are shown on the Natural Resources Inventory map; other areas are delineated as necessary as development projects occur, and then recorded. Map 6 depicts the locations of regulated wetlands in the Town.

Floodplains

Floodplains are defined as low-lying land areas adjacent to rivers and streams which provide overflow capacity during significant storm events. The floodplains shown on Map 7 are as delineated by the Federal Emergency Management Agency (FEMA) during the 100 year storm.

A study of the flood hazard zone along Hosmer Creek was conducted by the U.S. Army Corps of Engineers in January 1996.

Map 8 depicts the revised floodplain boundaries based on the results of this study. FEMA is in the process of updating the flood zone map as a result of this study.

Groundwater

The Town of Sardinia overlays a productive aquifer that supplies drinking water for most of the property within the Town. The quantity and quality of water in this aquifer is critical to the residents, businesses and farms of the Town, as the nearest public water sources are in the Village of Arcade and the central hamlet in Holland.

Map 9 illustrates the productivity of groundwater with an estimate of recharge rates.

The Erie County Department of Health works with the Town of Sardinia to test residents' wells. The well testing program provides assurance to residents that groundwater quality is acceptable and would provide notice to residents if problems occur with groundwater quality.

Landfill

In the 1950's, a landfill was established, northwest of the hamlet of Chaffee, to dispose of municipal solid waste. The landfill, known as the "Chaffee Landfill," was originally owned by the Smith family. CID purchased the business in the mid-1970s. In 1998, Waste Management, Inc. (WMI) purchased the landfill and it has been operated by WMI to this date.

The landfill takes in an average of approximately 550,000 tons per year of solid waste. WMI reports that the landfill has three (3) years of life remaining, based upon the current rate of disposal, prior to its required closure under NYS DEC's Part 360 regulations.

Waste Management has posted a bond as required by NYS regulations. The purpose of the bond is to provide funds to cover

Existing Plans, Laws and Programs

(Continued from page 32)

Sole Source Aquifer

The U.S. Environmental Protection Agency (USEPA) has declared that the Cattaraugus Creek Basin Aquifer System (CCBA) is a sole source aquifer. Due to the permeable soil characteristics of the CCBA, the aquifer is susceptible to contamination from a number of sources. Since contamination of the aquifer would pose a significant threat to public health, any Federally funded projects in the CCBA must be reviewed by the USEPA to ensure the integrity of the design.

(Continued on page 34)

Existing Plans, Laws and Programs *(Continued)*

A New Look at Gravel Mining in Cattaraugus County, 2000

A study prepared by the Cattaraugus County Planning Board titled "A New Look at Gravel Mining in Cattaraugus County" identified several issues pertaining to gravel mining in the Route 16 corridor.

Aggregate producers present the following issues;

- 1. Aggregate production is a valuable industry.*
- 2. Aggregate producers are major stakeholders in the community.*
- 3. Communities should plan ahead for mining and reclamation.*
- 4. Zoning can prevent access to prime gravel deposits.*

The counter issues identified include:

- 1. Mining creates traffic hazards and other problems.*
- 2. Mining has off-site effects and trans-boundary issues.*
- 3. Extraction permanently changes the land base.*

In Cattaraugus County, most of the municipalities impacted by gravel mining do not have zoning regulations.

the cost to close and cap the landfill and the cost of post-closure maintenance for a period of 30-years. Post-closure maintenance includes: site maintenance, groundwater monitoring and leachate disposal.

Modern construction technologies have developed means to better protect groundwater from contamination from the leachate that seeps through the landfill. As can be expected, these measures are much stricter now than when the landfill was first started. In particular, clay liners are now required to shield the groundwater from the leachate. The leachate is collected and is transported to the Buffalo Sewer Authority for treatment.

Waste Management is in the "scoping" stage of the SEQR process for a proposed 77-acre lateral expansion to the west of the existing landfill. It is proposed that the top of the expansion landfill not exceed that of the existing landfill. Waste Management has indicated that a public comment meeting will be scheduled when the scoping document is complete. The scoping document is projected to be completed in the Spring of 2002.

The Existing Land Use Map (Map 2) depicts the location of the existing landfill and adjoining parcels owned by Waste Management and used in conjunction with the landfill.

Gravel

There are approximately 900 active gravel mines in New York State, and six (6) in the Town of Sardinia. The Town of Sardinia is rich in prime gravel deposits as shown on Map 10. Operation of gravel mines require NYSDEC permits and land reclamation plans. The existing zoning of the Town prohibits the operation of any new mines in the Town.

Issues and Opportunities

Groundwater

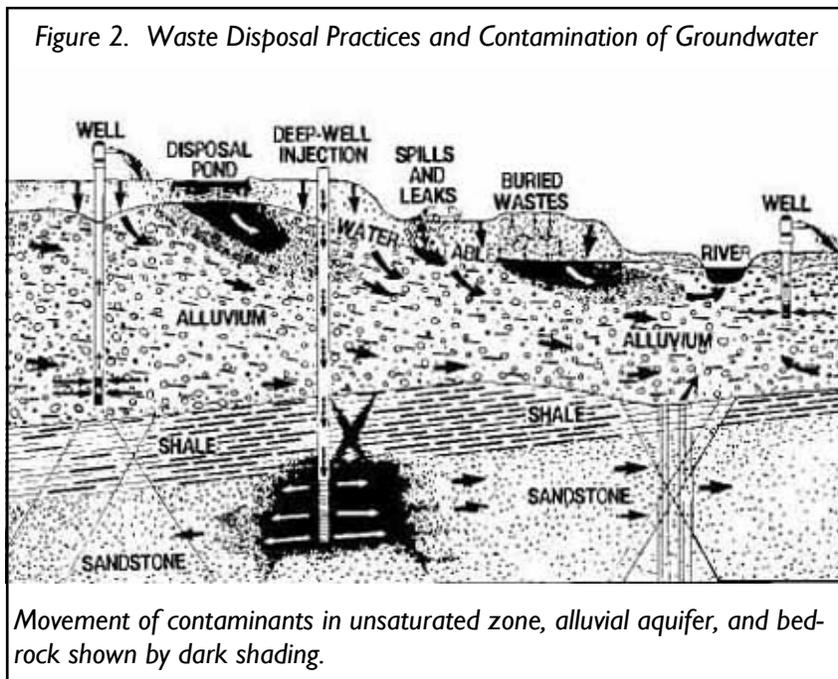
All public and private developments within the Town of Sardinia are served by individual groundwater wells, except for those served by the Chaffee Water Works, a private water company. Based on information from the Erie County Health Department, these wells have generally been of sufficient water quality and yield.

The quality of groundwater can potentially be affected by contaminants that seep into the ground. Potential sources of groundwater contamination include:

- ◆ Landfill leachate
- ◆ Agricultural chemicals and animal waste
- ◆ Septic system leachate
- ◆ Road salt
- ◆ Lawn care chemicals
- ◆ Automotive fluids
- ◆ Abandoned and unregistered fuel oil tanks

In addition, gravel mining has the potential to impact aquifers.

However, groundwater contamination can be avoided through careful handling and management of the above substances.



Northeast Southtowns (NEST) Solid Waste Management Plan 2000-2010

37 Municipalities in Erie County participate in the NEST Solid Waste Management Board which prepared the Plan.

There are five solid waste disposal facilities that serve the NEST communities:

- American Ref-Fuel incinerator (Niagara Falls)
- CID landfill (Chaffee)
- Modern landfill (Niagara Falls)
- Chautauqua County landfill
- Casells

The annual combined disposal capacity of the above facilities is 2.8 million tons.

The current amount of solid waste the NEST communities dispose of is 268,807 tons.

NEST communities combined utilize only 10% of the capacity of the above disposal facilities.

Mined Land Reclamation Law

The NYS Mined Land Reclamation Law requires mine operators to obtain a permit from NYS-DEC. The permit establishes operating standards, requires a plan for reclamation of the land once mining is complete. The law requires mine operators to post a bond in an amount sufficient to ensure that the land is reclaimed..

(Continued on page 36)

Natural Resources and Environmental Protection

The MLRL supercedes all other laws relating to mining operations, with the following exceptions:

- Local governments may, through zoning regulations, designate areas where mining is and is not permitted.
- Special permit conditions may regulate access onto local roads, transport of product on local roads, setbacks from property lines, and enforcement of DEC permit requirements. Other aspects of the operation of gravel mines may not be regulated by local government.
- Local governments may regulate the operation of mines that are exempt from state law jurisdiction (those that remove less than 1,000 tons or 750 cubic yards.)

Existing Town Zoning

In 1993, the Town of Sardinia amended its zoning ordinance to remove “quarries, clay, sand and gravel pits” from the list of uses permitted in the R-A zoning district. Existing mining operations were allowed to continue as non-conforming uses.

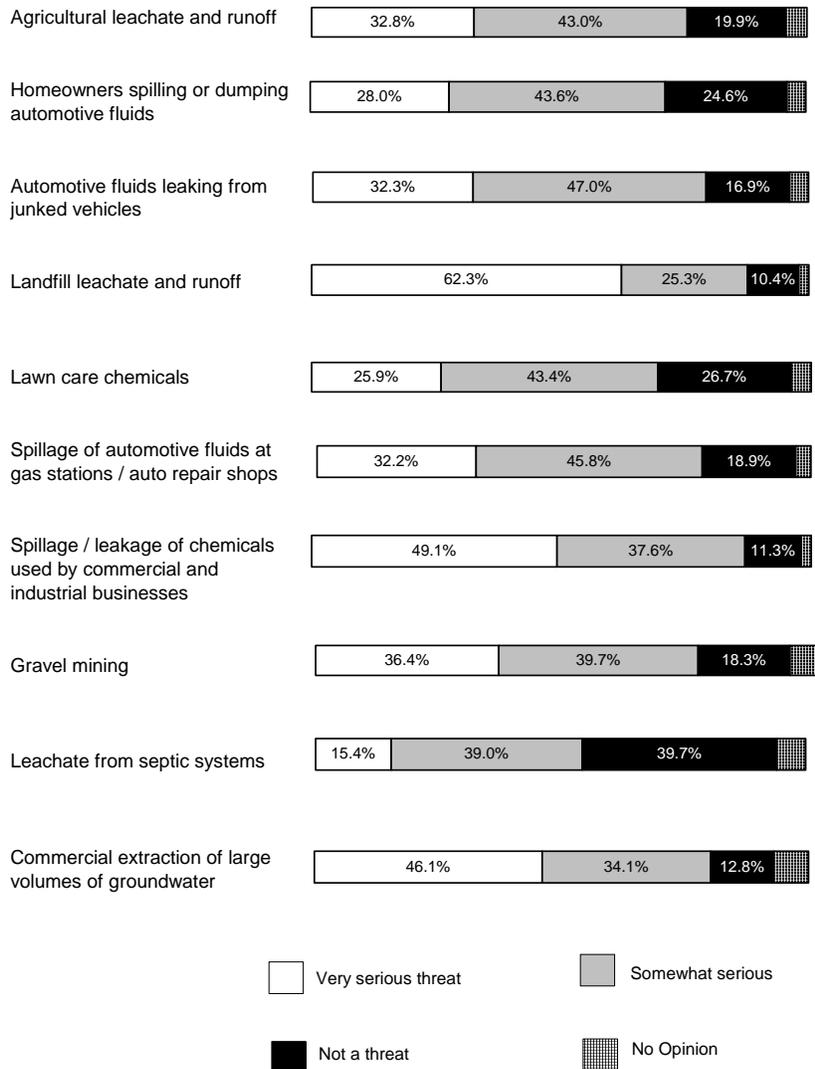
Status of Gernatt Law-suit

Gernatt filed a suit challenging the Town’s 1993 zoning amendment that restricted new mines. The Court of Appeals upheld the Town’s actions, find-

The following table illustrates how residents perceive the threat of various types of land uses to the quality of groundwater. The greatest number (62%) view the landfill as a “very serious threat” to groundwater quality, followed by spillage/ leakage of chemicals used by commercial and industrial businesses. The potential for groundwater contamination from by private homeowners is not seen as significant. Only 33% of respondents perceive agriculture as a serious threat to groundwater quality.

Table 2

Indicate how serious a threat each is to groundwater quality.



SOURCE: Residents Survey Report, Town of Sardinia Comprehensive Plan

Chaffee Landfill

The existing landfill is expected to reach its capacity in three (3) years. As a result, Waste Management, Inc. is developing plans to construct a new landfill adjacent to the existing landfill. The new landfill will require both a permit from the NYS Department of Environmental Conservation (NYS DEC) and a zoning change from the Town Board.

The primary concern to residents is the potential adverse impact of the existing landfill and the proposed new landfill on groundwater. Consideration must also be given to the fact that the potential for groundwater contamination could extend beyond the neighborhood and Town of Sardinia borders. Waste Management has reported that samples collected from the groundwater monitoring wells from the time the wells were installed in the 1980s have not revealed any evidence of groundwater contamination.

The U.S. Geological Survey (USGS) investigated aquifers in three areas of Erie County in 1996 and issued a report entitled: *Delineation of Areas Contributing Recharge to Municipal Wells in Three Selected Confined Glacial Aquifers in Erie County New York: Water-Resources Investigation Report 96-4229*. The portion of the report that relates to the Holland aquifer is relevant to the Sardinia Comprehensive Plan due to the potential impact of the landfill on the Holland aquifer. The report made the following findings:

- The Holland municipal wells draw water from a confined aquifer located in a glacially scoured valley that is aligned in a north-west-southeast orientation and is bounded on the south end between Holland and Chaffee by a Lake Escarpment moraine.
- Although the extent of the confined aquifer is unknown, “the presence of a buried aquifer in nearby Sardinia, three miles southwest of Chaffee, and the possible geomorphic similarity to a continuous confined aquifer beneath the Valley Heads moraine near Dryden suggest that the confined aquifer tapped by the Holland municipal well extends beneath the Lake Escarpment in this area.”
- The landfill at Chaffee is excavated in the Lake Escarpment moraine and within the potential recharge area of the confined aquifer that supplies the Holland wells.
- “Although the leachate from the landfill could potentially migrate downward through the till and northward toward Holland, no evidence of contamination was discovered at wells in the landfill vicinity sampled by USGS in 1982 or 1983.”

ing that it complied with

Status of Gernatt Lawsuit (Continued from page 36)

SEQRA, Town Law, General Municipal Law and the Open Meetings Law.

An unresolved issue involves whether the mining is a pre-existing use, that had already begun when the Town amended its zoning regulations.



Residents Survey Highlights

Natural Features

- 83% of respondents stated that forests, streams and wildlife habitat are “very important” to the rural character of the Town.

Gravel Mining

Respondents’ most serious concerns with regard to gravel pits in the Town were:

- “the potential for ground-water pollution and/or loss of water (27%); and
- The loss of agricultural and/or commercial land (14%)
- A combination including the above, as well as truck traffic, unsightliness, noise, safety hazards

Opinions regarding Town policy on new gravel pits were:

- Permit no gravel pits under any circumstances (39%)
- Permit gravel pits only if the size and location can be controlled (27%)
- Permit gravel pits only if there is a substantial economic benefit to the Town (17%)

(Continued on page 40)

The need for additional landfill space in the region has also been questioned. The Northeast-Southtowns (NEST) Solid Waste Management Board has nearly completed the preparation of a regional solid waste management plan (SWMP) for 2000-2012. The SWMP states, “the NEST region is not currently facing a shortfall of disposal capacity nor is a shortfall likely during the planning period. The NEST municipalities, which include half of the population of Erie County, at present require only a small proportion of the permitted capacity of regional facilities—approximately 6 percent of disposal and 18 percent of recycling capacity.”

Table 3 summarizes information relating to the regional generation and disposal of refuse. Currently, the five refuse disposal facilities in the region combined are operating at less than the annual capacity permitted by DEC. The total annual permitted disposal capacity is 2,748,950 tons, but in 2001, only 2,323,600 tons of refuse was disposed of at these facilities.

If the existing Waste Management landfill in Chaffee closes at the end of its life, the remaining total annual permitted disposal capacity in the region would be 2,148,950 tons. This is only 174,650 tons less than the total combined amount of refuse disposed at all the disposal facilities in the region in 2001. The refuse disposal facilities remaining after the closure of the landfill at Chaffee clearly have the combined physical capacity to accommodate the amount of refuse currently being disposed at the Waste Management landfill. These companies would, however, need to seek modifications to their operating permits to increase the annual amount of refuse they would be permitted to accept in order to accommodate the volume of refuse currently going to the landfill at Chaffee. It should also be noted that the projections contained in the NEST SWMP indicate a reduction in the volume of refuse over the planning period due to anticipated improvements in source reduction and increases in recycling and composting.

Other concerns of Town residents relating to the landfill at Chaffee include odors and truck traffic. The primary source of odors is the methane gas generated by the buried waste. A system is currently being installed to capture the methane for use as fuel. Once completed, this system is expected to reduce the extent of odors caused by the methane gas.

The potential for adverse environmental impacts to occur as a result of a landfill expansion is much less than the potential for adverse impacts to occur from the presence of the existing landfill. The construction and operation of landfills is highly regulated by the NYS Department of Environmental Conservation (NYSDEC). Current landfill construction standards are very stringent and require the installation of impervious landfill liners consisting of dense clay and plastic barriers to prevent contaminants from escaping from the landfill and leaching into the groundwater. In ad-

Table 3

Regional Refuse Disposal Capacity

Disposal Facility	Location	Permitted Annual Capacity	Refuse Disposed of in 2001	Remaining Capacity in Existing Facilities	Projected Life of Existing Facilities	Notations
American Ref-Fuel	Niagara Falls	821,250 tons	711,700 tons	109,555 tons per year	N/A	
Chautauqua County Landfill	Btery	351,000 tons	275,900 tons	1.7 million tons or 2.4 million cu. yds.	6 years	The company has a permit to expand the landfill which would add 4 to 6 years to the life of the facility.
Waste Management Landfill	Chaffee	600,000 tons	534,000 tons	1.8 million tons or 2.1 million cu. yds.	3 years	The Chaffee landfill is built out. The company has applied for a permit for a new landfill at Chaffee.
Modern Disposal landfill	Model City	744,700 tons	570,000 tons	2.9 million or 3.8 million cu. yds.	5 years	The company has a permit to expand the landfill which will add 40 years of life to the
Hyland Associates	Angelica	232,000 tons	232,000 tons	155,500 tons or 260,000 cu. yds.	1 year	The company is completing the construction of a new cell that will add 4 years to the life of the facility. The company also has a permit to construct additional cells that will further add 10-15 years of life.
TOTAL			2,748,950 tons	2,323,600 tons		

Sources: Northeast-Southtowns Regional Solid Waste Management Plan: 2000-2012 and information provided by NYS Department of Environmental Conservation officials at the Region 9 office (July 2002)

Groundwater Quality

Residents' perceptions of threats to groundwater are displayed in Table 2.

Landfill

When asked, "What policy should the Town have with regard to the construction of new landfills:?"

- 46% responded, "Do not permit any landfills."
- 33% responded, "Permit if substantial economic benefit to the Town;" and
- 7% indicated, "Permit if State has issued a permit."

When asked what is the most serious concern about the landfill:

- 46% indicated that their most serious concern was the "overall impact."
- 23% specified, the "potential for groundwater pollution."

dition, the construction standards require the installation of leachate collection systems beneath newly constructed landfills as an additional safeguard in the event that landfill contaminants are somehow able to penetrate the liner. As such construction standards did not exist in the 1950s, these safeguards do not exist in the current landfill. Waste Management has, however, taken measures to retrofit the perimeter of landfill with a leachate collection system. Also, monitoring wells surrounding the landfill are routinely tested to ensure that leachate does not migrate from the landfill site undetected.

Although an expansion of the landfill may present some potential adverse impacts to the natural environment, the expansion of the landfill also has several potential positive impacts which should also be considered when the Town Board weighs the decision whether or not to rezone the Waste Management land to permit the landfill expansion. Such positive impacts include the following:

Retention of Employment Opportunities - The Waste Management landfill in Chaffee employees approximately 170 persons. If Waste Management is permitted to expand, these jobs will be retained. If the company is not permitted to expand the landfill, it is quite possible that many if not most of these jobs will be eliminated. With the prospect for finding suitable alternative employment limited locally, a significant number of people could be faced with unemployment which would be detrimental to their financial well being.

Potential Adverse Economic Impact – The money that is infused into the local economy from Waste Management would be greatly reduced or eliminated if the landfill is not permitted to expand. As the company cuts back on jobs and/or moves jobs to other Waste Management facilities outside the region, less money will enter the local economy which may have a ripple affect. As a consequence, other local businesses may be adversely impacted financially thereby resulting in additional job losses locally.

Loss of Property Tax Revenue - When the existing landfill is closed and if the landfill expansion is not permitted, the assessed value of the parcel owned by Waste Management may be significantly reduced especially if the company moves its regional office to another site. A parcel of land containing only a closed landfill would have little market value. The Town of Sardinia as well as the Yorkshire-Pioneer Central School District may lose substantial property tax revenue. Other property owners in the Town and the School District would have to make up the loss of revenue by paying higher property taxes and/or the Town and School District would have to reduce their operating expenses by cutting back services. Either action would adversely impact Sardinia and York-Pioneer Central School District residents.

Potential for Host-Community Agreement – The Town of Sardinia has the potential to benefit from a “host-community” agreement with Waste Management. It is not uncommon for municipalities in which landfills are located to negotiate “host-community” agreements with the landfill owners. These agreements recognize that such municipalities endure a certain stigma associated with having a landfill within their boundaries and provide a means for the host community to receive compensation for enduring the stigma.

As a landfill currently exists in the Town of Sardinia, any stigma associated with the landfill already exists and will likely continue to exist many years after the landfill is closed. Permitting a landfill expansion would not increase the stigma. As Waste Management is eager to construct the landfill expansion, the Town is in a strong negotiating position. The Town may be able to obtain considerable financial concessions from Waste Management for the benefit Town residents.

Streambank Erosion

Map 11 depicts the location of steep slopes in the Town. Most of these areas are located along the banks of streams. Erosion is a serious concern in many of these areas, and has been particularly severe along Cattaraugus Creek.

Gravel Mines

Gravel mining provides necessary products for the construction industry and provides economic benefits to the Town. At the same time, gravel mining poses conflicts with other natural resources and agricultural use of land in the Town.

Gravel deposits provide opportunities for the extraction of sand, gravel and rock. Map 10 depicts the locations of major gravel deposits in the Town. Gravel resources are non-renewable. After the materials are extracted from the earth, the land is reclaimed for other uses. Former gravel mines have been reclaimed as lakes, parks, and residential communities.

Gravel and other materials mined in the Town are used primarily in the construction of highways, usually within a 60-mile radius of the mine.

Mining companies active in the Town of Sardinia include Garnatt Asphalt, Morris, and Woodruff. These companies own approximately 839 acres of land in nine (9) parcels.

Existing mines in the Town have received permits from NYSDEC to mine a total of 882 acres. NYS DEC reports that the acreage to be mined during the “life of the mine,” subject to future permits, is subject to approval by the Town.



Erie County's "Guiding Principles"

Stream Corridors Having Countywide Significance

The Erie County Department of Environment and Planning "Guiding Principles to Land Use Planning in Erie County, New York" designates a number of stream corridors as having countywide significance. As Cattaraugus Creek is the primary watercourse within one of the county's 13 major subdrainage basins, it has been designated a stream corridor having countywide significance. Erie County recognizes the environmental, recreational and open space value of the Cattaraugus Creek corridor and shall take actions where possible to restore, protect, develop and enhance the corridor

Aquifers and Groundwater

Erie County encourages local governments to adopt land use controls which limit the types and densities of development above aquifers. Commercial or industrial facilities which handle hazardous wastes or toxic substances should be located away from aquifers and recharge areas to minimize the chances of groundwater contamination.

Other local government actions recommended by the Guiding Principles include:

The future land uses of the mined areas, according to reclamation plans approved by NYSDEC, are to return the current sites to conditions suitable for agricultural use, except for the Gabel/ Thomas site. The Gabel/ Thomas site is the only mine that is approved for converting the mine into a lake and with the surrounding open space to be converted into meadows and pastureland.

Existing Town zoning regulations prohibit new mines. However, existing mines are allowed to operate as "non-conforming uses." Concerns related to the existing gravel mines include:

- Impact on roadways
- Potential to affect groundwater
- Impact on prime agricultural land
- The need for gravel in relation to the regional supply

Tools and Techniques

Stream Corridor Protection

Zoning regulations

Towns may help to protect stream corridors through zoning regulations. Typically, zoning regulations to protect stream corridors restrict development within a certain distance of the streambank. A typical distance for a major stream is 50 feet. Such a restriction would be appropriate for waterways such as Cattaraugus Creek, where erosion hazards exist along the bank, and Hosmer Brook and other trout streams. Regulations would limit building and prohibit the removal of natural vegetation. Sample regulations are included in the Appendices.

Physical improvements

In areas along Cattaraugus Creek that are subject to erosion, physical improvements, such as rip-rap may be installed to reduce the erosion. The National Resources Conservation Service and the Soil and Water Conservation District are available to advise the public on rip-rap placement and design, and on alternatives to the use of rip-rap. The Environmental Services Unit of the NYS Department of Transportation (NYSDOT) may be consulted as NYSDOT is also engaged in initiatives to reduce the environmental impact of past NYSDOT projects along Cattaraugus Creek.

Groundwater protection

Towns may help protect groundwater through zoning regulations, public education, preparing wellhead protection plans, and participating in the monitoring of businesses in the town.

Zoning regulations

Zoning regulations designed to protect groundwater typically prohibit certain businesses from locating in areas where they could contaminate groundwater. Such businesses typically include dry cleaning establishments and motor vehicle repair shops. Sample regulations are included in the Appendix.

Public education

Residents can be educated to help protect groundwater. Many common household and automotive products have the potential to contaminate groundwater. These include lawn care chemicals, motor oil and gasoline, septic system additives, and others. Sample brochures are included in the Appendices.

Wellhead protection plan

A wellhead protection plan identifies ways to protect water quality around a community well. The Town of Holland, for example, has prepared a wellhead protection plan to protect its public water supply. Some land in the Town of Sardinia has the potential to impact the Town of Holland's water supply.

Sardinia should coordinate with surrounding municipalities and Cattaraugus and Wyoming counties in developing a wellhead protection program. The wellhead protection programs developed in other municipalities, such as the Village of Springville and Town of Holland, may identify considerations or provisions that may be applicable to Sardinia and which Sardinia may wish to incorporate in its own regulations.

Gravel Mining

Zoning regulations

The primary tool available to the Town to control gravel mining is local zoning regulations. As the New York State Mined Land Reclamation Law does not allow towns to regulate mining operations, it does allow towns to use zoning to determine where mining may be permitted. Sardinia's zoning currently does not permit commercial gravel mining anywhere in the Town. Existing mines are allowed to continue as pre-existing uses, but are not permitted to expand.

Participate in DEC Mined Land Reclamation regulations

The Town may also participate in the NYS Department of Environmental Conservation's permitting process. As gravel mines are required to indicate the future use of reclaimed mines, the Town should attempt to participate in the discussion to ensure that future uses are appropriate for the town. For example, the Town could encourage DEC to require that reclaimed land have adequate drainage so that it is usable for farming.

- Minimize the use of road salt, and investigate alternative de-icing materials which are less harmful to vegetation and the water supply.
- Cooperate with the County in continuing the "Household Hazardous Waste Collection" program which the County has been operating several times each year.
- Work with the US Environmental Protection Agency to prepare wellhead protection studies where appropriate, and to use the results of these studies to prepare new or revised land use controls such as "overlay" zoning districts.
- Regulate land uses within the public wellhead protection areas that have been delineated for the Village of Springville and the Towns of Collins and Holland.

Watersheds

The Guiding Principles recommend that local governments work together to prepare regional watershed protection programs, and to revise local land use ordinances in accordance with these programs.

Highlights of Public Forum on Landfill Issues

The Comprehensive Plan Committee conducted a public forum on land fill issues on August 2, 2001 at the Sardinia Community Center. Representatives from Waste Management presented plans and procedures for expanding the landfill.

The meeting was attended by approximately 60 persons. At the meeting, approximately 30 residents requested improvements to the proposal plan. No members of the public spoke in favor of the landfill expansion.

Residents expressed the following concerns:

- Odor emitting from the landfill, and WMI's apparent inability to stop the odor problem. Methane gas, as well as other gases, create these odors.
- Potential for groundwater pollution from the leachate coming from the unlined portions of the existing landfill.
- Reports of soil contaminated by radioactive materials being disposed of at the landfill.
- "Mystery barrels" being disposed of at the landfill.
- Recyclable materials being landfilled.

The Soil and Water Conservation district should be consulted regarding gravel mine reclamation design concepts. Creative reclamation techniques such as the use of fast growing shrubs which require little water can be used to protect the soils and enhance the properties to increase their future marketability.

Chaffee Landfill

Participate in DEC permitting process

The existing landfill is operating under a permit issued by the

NYS Department of Environmental Conservation. The Town has the ability to participate in the public review of any permit applications.

Applications for the expansion of the landfill will require compliance with the State Environmental Quality Review (SEQR) process. A public participation process will be integral to the review of the environmental impacts.

Zoning regulations

The Town currently requires landfills to obtain approval from the Town Board. Any expansion of the landfill would require zoning approval from the Town Board.

The landfill operations impact the Hamlet of Chaffee and surrounding area, affecting the natural environment, economy, rural character and quality of life. The capacity of the environment to sustain the landfill without adversely affecting the rural character of the community and water and air quality is limited and must be considered in Waste Management's application for a permit for a new landfill.

Although an expansion of the existing landfill has some potential to adversely impact the local environment, the potential impacts should be limited and minimal. A new landfill would have to be constructed to stringent NYSDEC specifications that nearly eliminate the potential for groundwater contamination. Truck traffic, noise and odors would be no greater at the expanded landfill than what has existed at the current landfill during the past few decades. In terms of visual impact, the existing landfill has been visible for decades. An expansion would only marginally increase the visual impact.

Although an analysis of the regional landfill capacity and regional need for the Waste Management landfill suggests that sufficient capacity exists without the expansion, Waste Management's decision to expand the landfill is a private business decision, not a Town Board decision. The Town Board's role is to evaluate, from the Town's perspective, the potential adverse and beneficial impacts associated with the prospective landfill expansion to determine whether or not it is in the Town's best interest to rezone the property to permit the expansion.

Recommended Actions

Groundwater protection

1. Continue the Town's well testing program. Continue to monitor wells near the landfill as well as private wells throughout the Town.
2. Provide information to residents regarding groundwater protection. Include information on the proper disposal of automotive and household chemicals, septic system maintenance, and the application of lawn care chemicals.
3. Provide information regarding agricultural environmental management practices used by farmers to protect groundwater (See Agriculture section.)
4. Ensure that Town zoning actions do not result in the contamination of groundwater by toxic substances.

Stream corridor protection

5. Establish zoning regulations that limit the removal of vegetation in erodible areas along Cattaraugus Creek.
6. Seek funding to help landowners construct improvements to prevent further erosion.

Landfill

7. Following receipt of an application to the NYS Department of Environmental Protection for a waste disposal permit, the Town Board should work closely with the NYS DEC under the State Environmental Quality Review Act (SEQR), and provide for a thorough environmental review of the application. DEC should be required to address the regional need for additional landfill capacity, and to provide complete documentation of test well sampling. DEC should also hold a public hearing prior to making a decision on the application.
8. The Town Board should evaluate the pros and cons of rezoning the Waste Management parcel to accommodate the expansion of the landfill before making a decision regarding rezoning the property. The evaluation should identify and consider all potential adverse and beneficial impacts that could result.

Gravel Mining

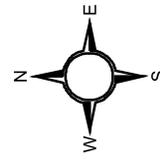
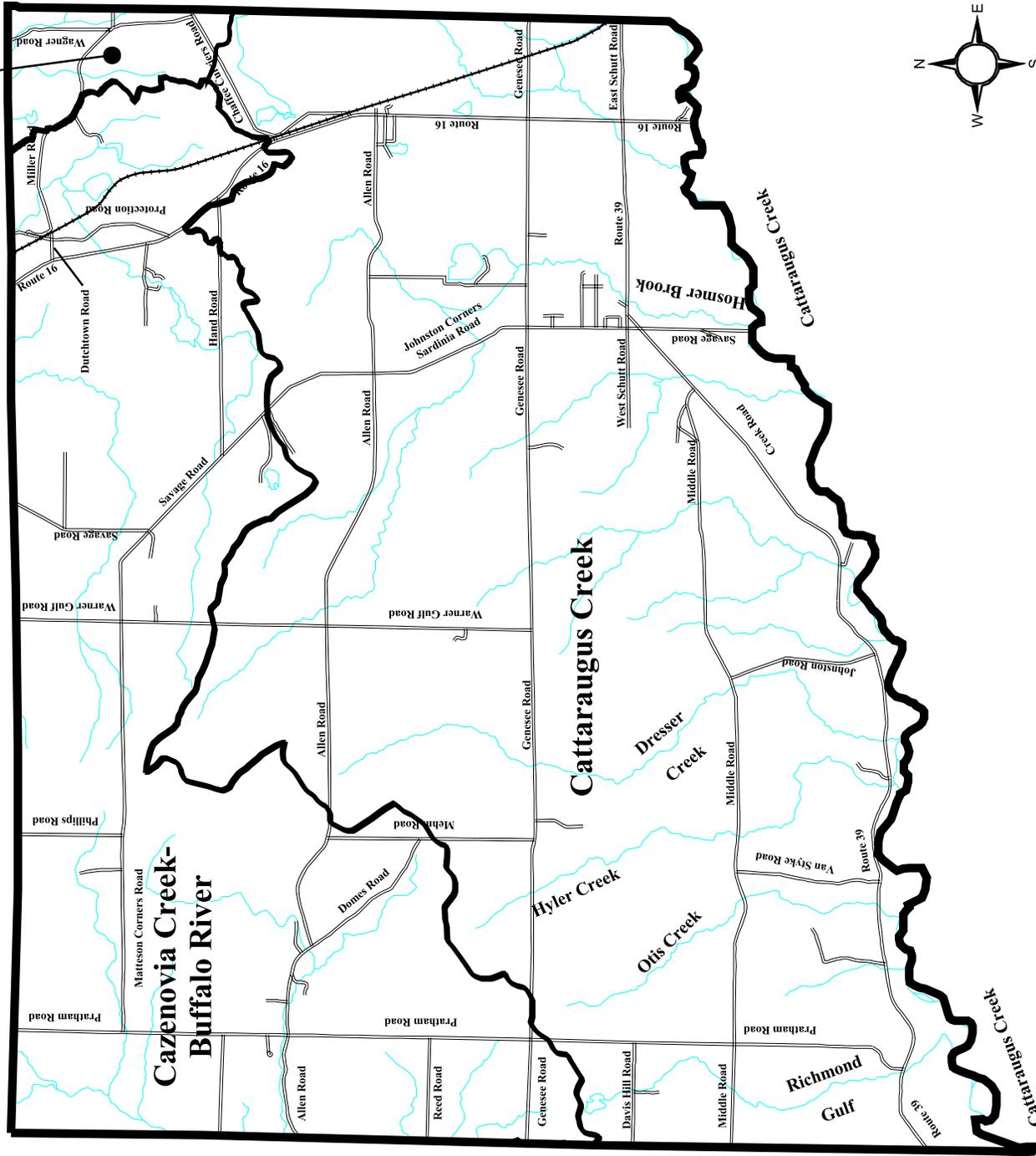
9. Continue to work with NYS DEC in the review and monitoring of existing mines and reclamation plans.
10. Continue to use zoning regulations to limit the areas in the Town in which commercial gravel mines are permitted to operate.

Map 5

Watercourse and Watershed Map

Town of Sardinia
Comprehensive plan

Buffalo Creek



4 Miles



Adopted December 2003

General Map Features

-  Town Boundary
-  Roadways
-  Railroads
-  Streams
-  Watershed Boundary



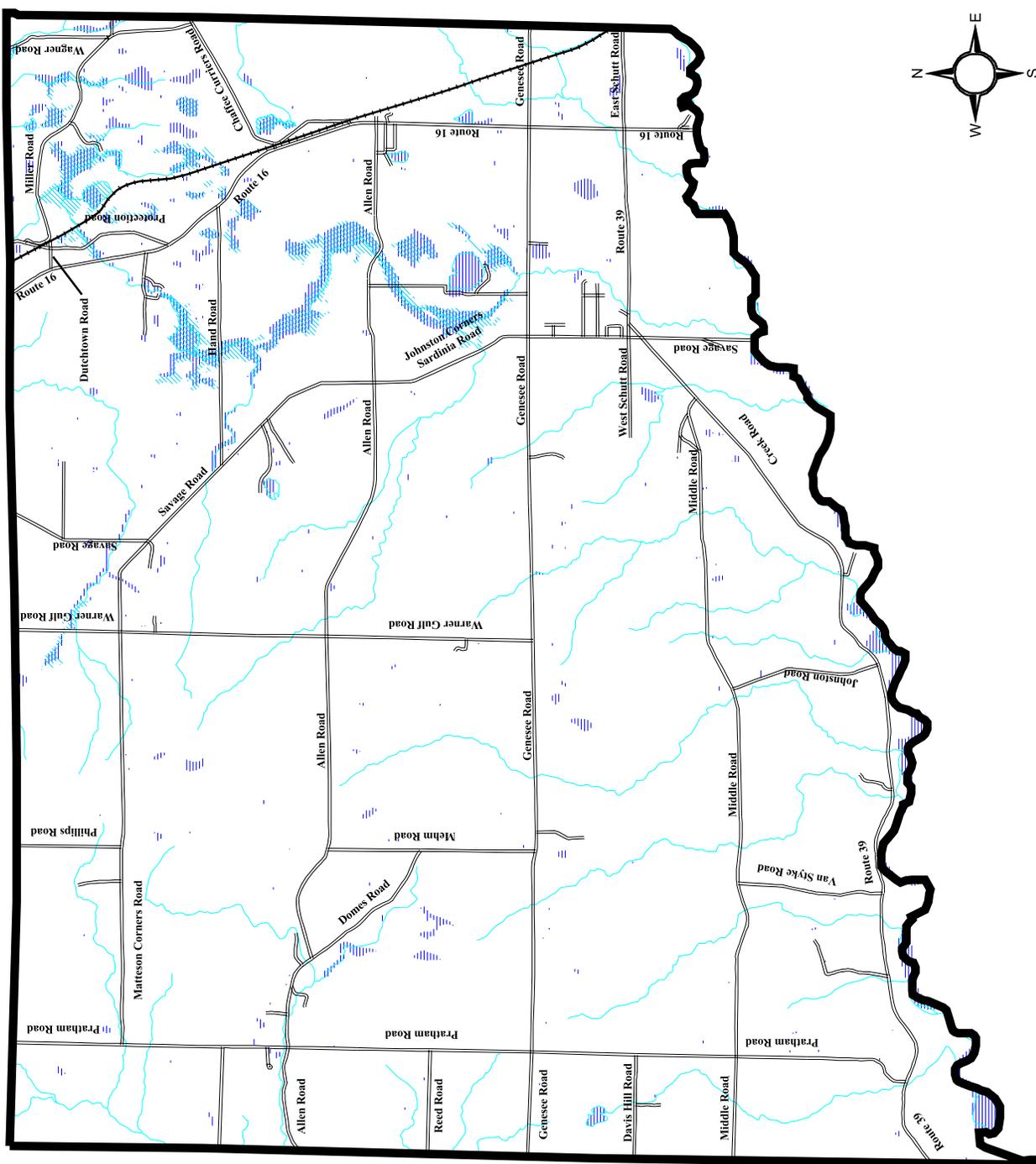
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Map 6

Regulated Wetlands

Town of Sardinia

Comprehensive Plan



- General Map Feature**
- Town Boundary
 - Roadways
 - Railroads
 - Streams
- Wetland Features**
- New York State Wetlands
 - Federal Wetlands

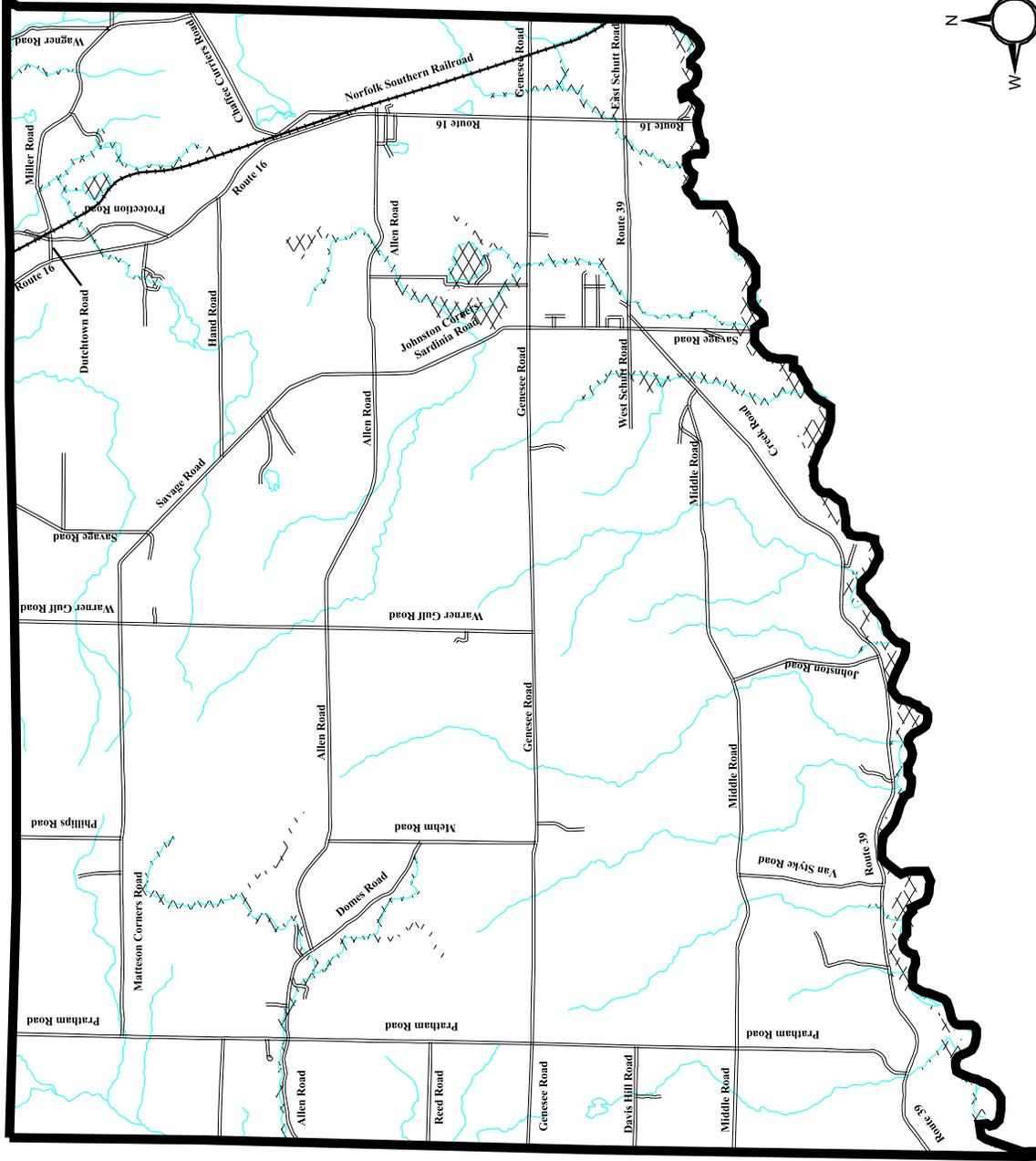


Adopted December 2003



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Planning and Management Consultants

Map 7 Floodplains Town of Sardinia Comprehensive Plan



General Map Features

-  Town Boundary
-  Railroads
-  Roadways
-  Streams

Floodplain Features

-  Flood Zone

**The flood hazard zone along Hosmer Creek has been modified by FEMA January 2003.



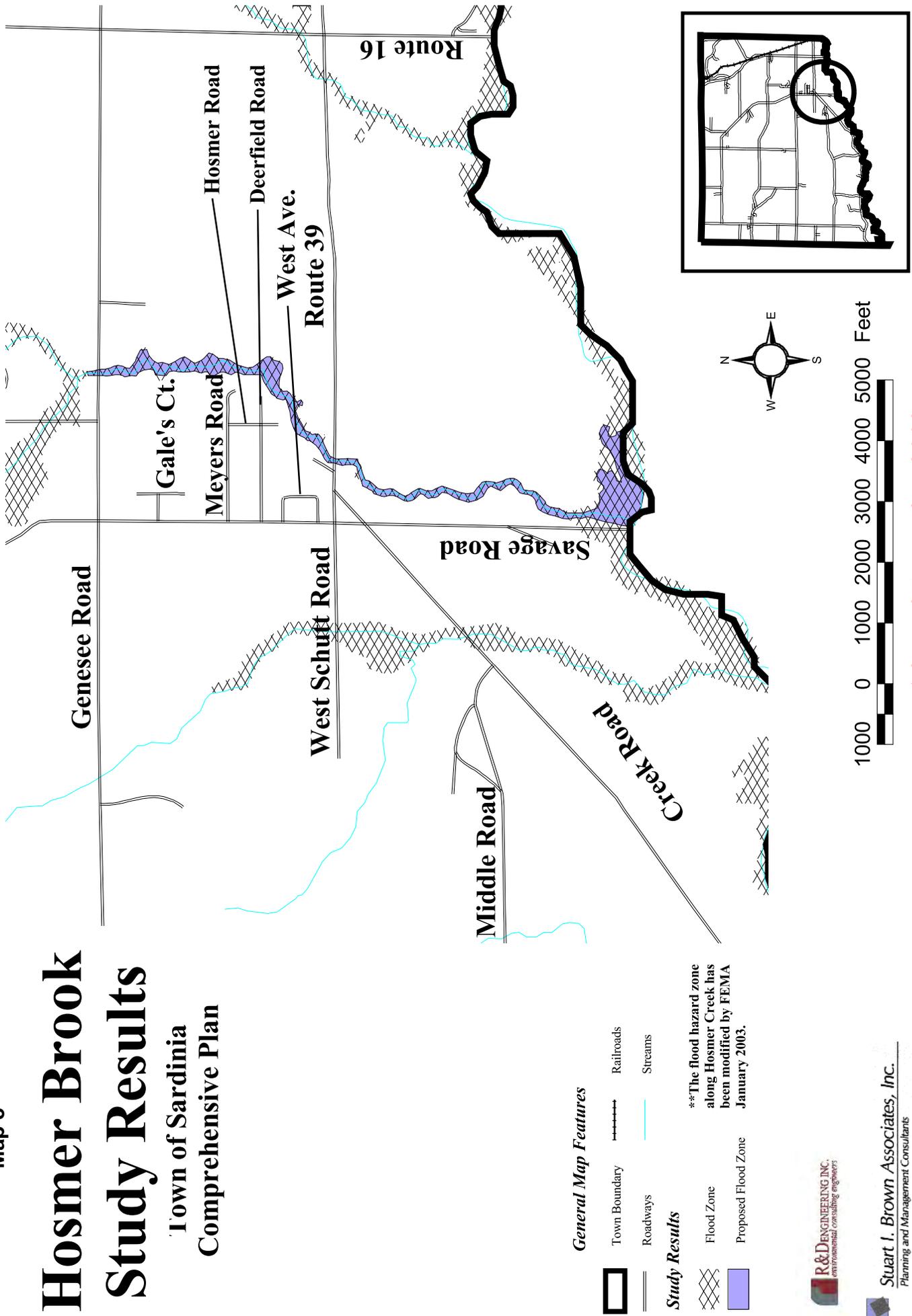
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Adopted December 2003

Hosmer Brook Study Results

Town of Sardinia
Comprehensive Plan

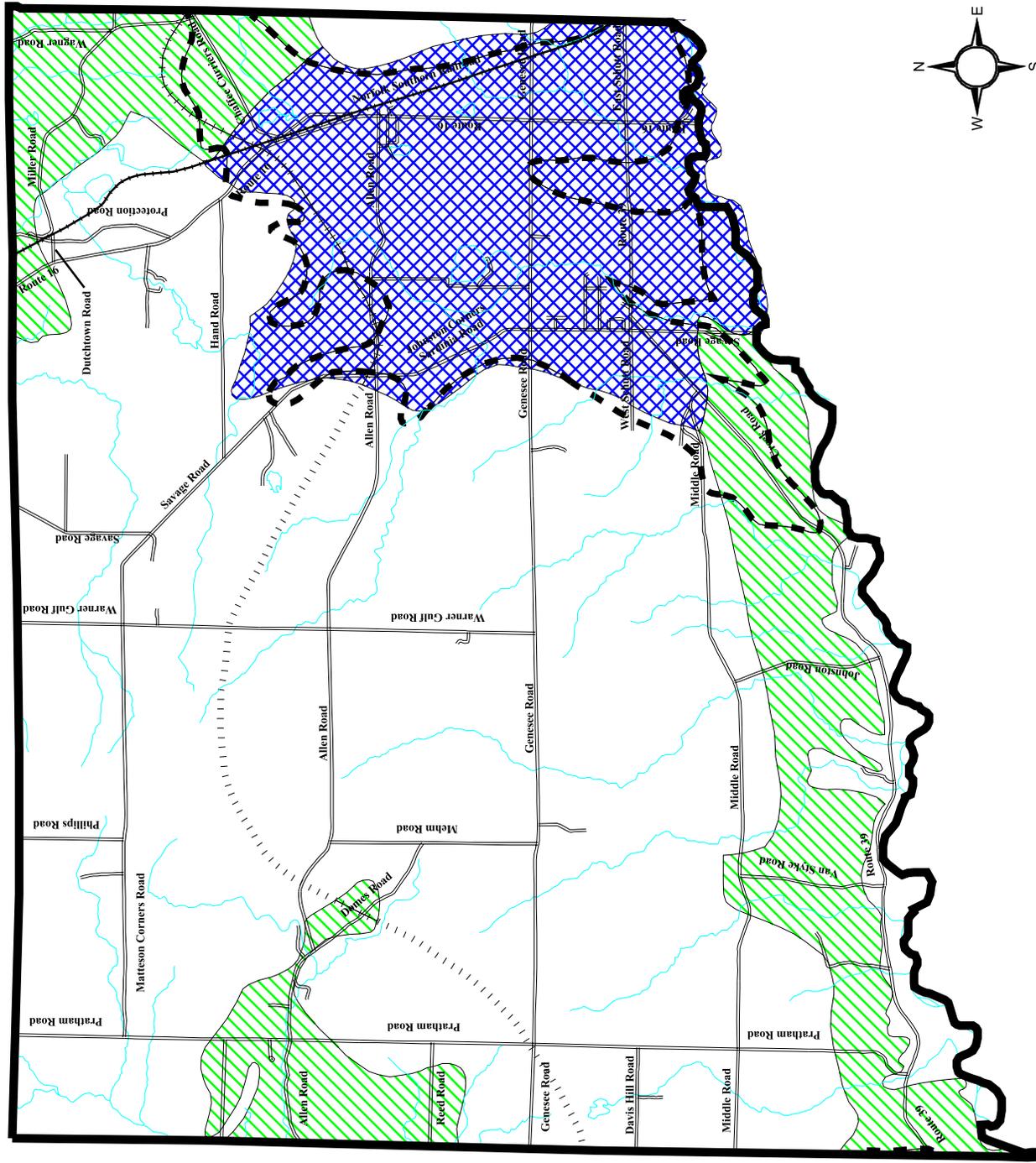


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Groundwater Replenishment Rates

Town of Sardinia Comprehensive Plan



General Map Features

- Town Boundary
- Roadways
- Railroads
- Streams

Replenishment Features

- A 0.2 - 0.4
 - B 0.4 - 1.0
 - C 1.0 - 2.0
 - X
- Unit of measure (million gallons per day per square mile)*

- Five Selected Aquifers
- Estimated Boundary
- Sole Source Aquifer

Graphics
 ** Replenishment rate is the average annual rate at which water will feed (refill) into a given area.



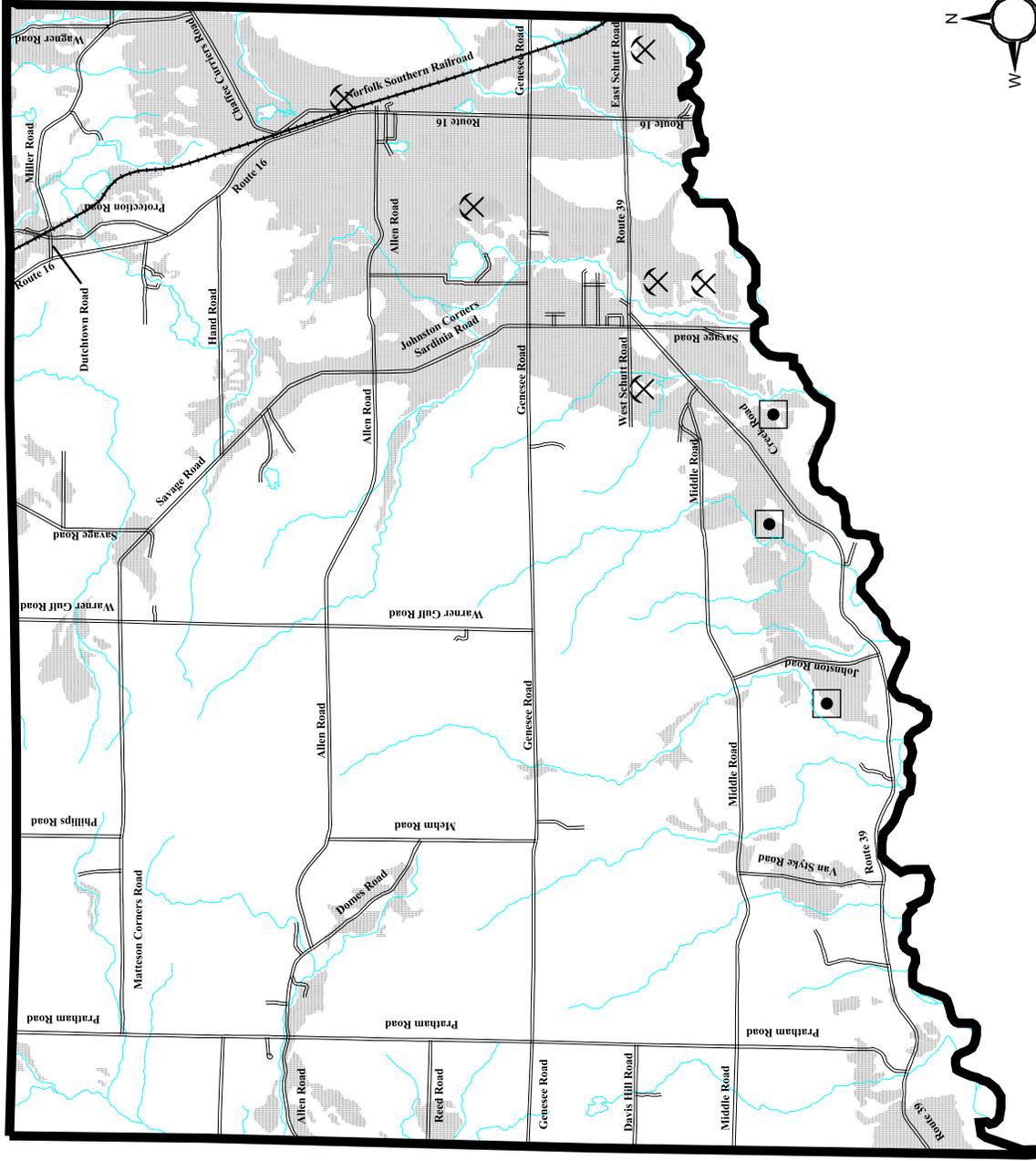
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Map 10

Gravel Deposits/ Gravel Mines

Town of Sardinia Comprehensive Plan



General Map Features

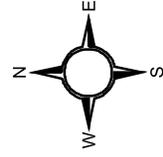
- Town Boundary
- Railroads
- Roadways
- Streams

Gravel Deposit/ Mine Features

- Active Mines
- Inactive Mines
- Gravel Deposits



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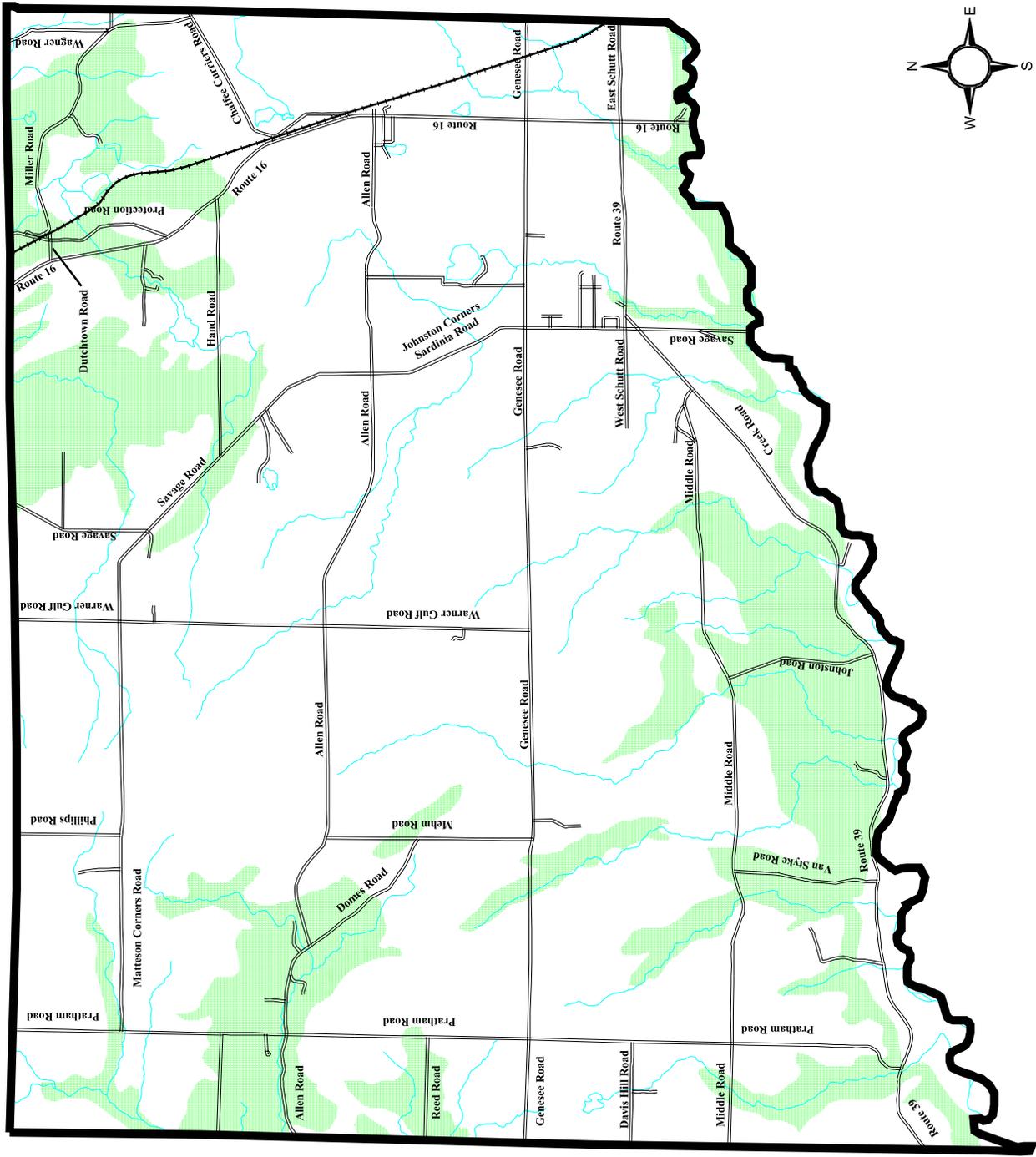


Adopted December 2003

Map 11

Steep Slopes

Town of Sardinia Comprehensive Plan



General Map Feature

- Town Boundary
- Railroads
- Roadways
- Streams

Steep Slope Features

- Areas of Steepest Slope



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Adopted December 2003

Agriculture and Farmland



GOAL:

- ◆ **Promote the continued viability of agriculture and the retention of farmland.**

Background Information

Sardinia has been an agricultural community since it was first settled. Early farms in the Town of Sardinia grew a variety of crops and raised livestock as well. Farms have become larger and more specialized in recent years.

Dairy is the predominant type of agriculture in the Town. According to the 1997 Census of Agriculture, most of the cropland in the Sardinia area is devoted to corn and hay. The larger commercial farms in the Sardinia area also produce a considerable amount of potatoes, vegetables, nursery and greenhouse products, and maple syrup.

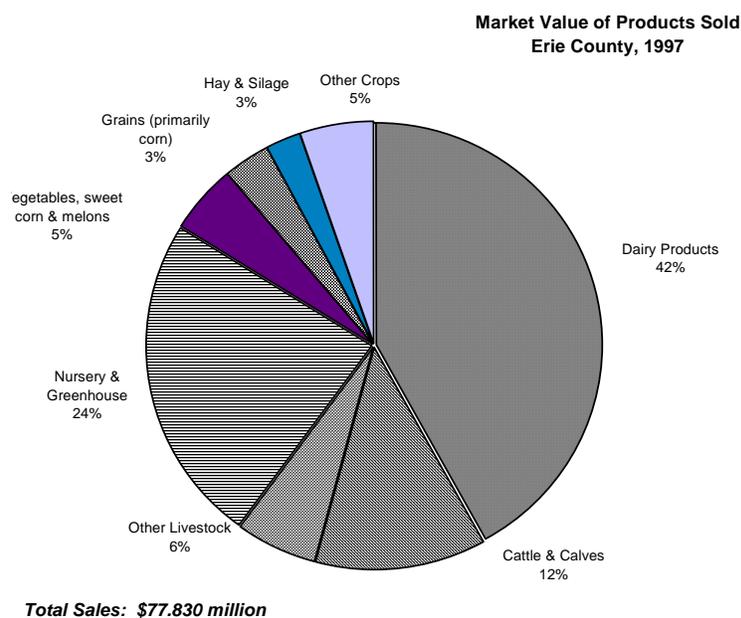
As shown on the Existing Land Use Map, approximately 9,783 acres, representing 30% of the town's land area, is cultivated agricultural land. Additional land in farms is wooded.

Soils

The highest quality agricultural soils are concentrated in the southern and eastern portions. Soils in most of the rest of the Town are categorized as "important" and continue to support viable farms.

Economic Impact of Agricultural Industry

Agriculture is a significant industry in Erie County as well as in the Town of Sardinia. In 1997, the total market value of agricultural products sold in Erie County was more than \$77.8 million. **Figure 3.**



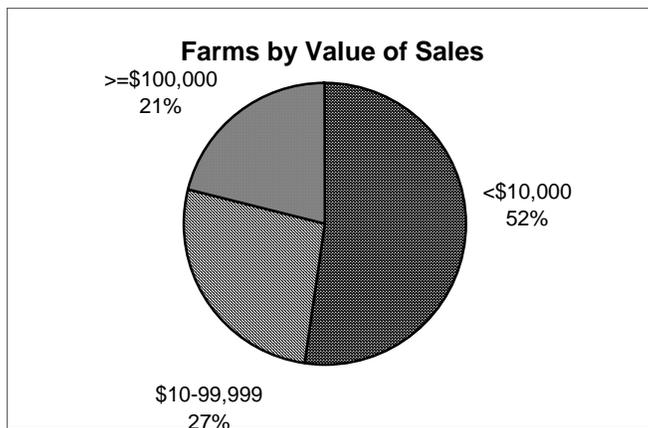
Dairy products, the top commodity, generated a total of \$32.6 million in sales. The other top sales-generating commodities were: nursery and greenhouse products (with \$18.6 million, second in the State); poultry and poultry products; cattle and calves; and vegetables, sweet corn and melons.

The 1997 Census of Agriculture provides statistics by zip code, but not by municipality. Zip codes that cover a significant portion of the Town of Sardinia are Chaffee (14030), Sardinia (14134), East Concord (14055), Glenwood (14069), and Holland (14080.) Statistics from the Springville zip code (14141) include a small portion of the Town of Sardinia, but were not included in the following summary.

A total of 113 farms were counted in the 1997 Census within the Sardinia-area zip codes. More than half (59) of these farms generated less than \$10,000 in sales, and would not be considered commercial farms. More than half (53%) of these farms raise cattle and/or calves, and 31 (27%) produce dairy products.

A total of 24 farms generated more than \$100,000 in sales in 1997. Of these, eight are in the Chaffee zip code, 10 in East Concord, 5 in Holland, and one in Sardinia. All but one of these were dairy farms.

Figure 4.



Highlights of Focus Group Discussions

The Agriculture Focus Group met on March 6, 2001 in the Community Center in Sardinia. The following issues were addressed at the meeting:

Protect the land base

- The highest quality (prime) soils need to be protected for future agricultural use.
- Residential subdivisions may interfere with farming.
- The economics of farming are not likely to be affected by the Town's actions.
- The Agricultural District program offers protections to farmers.
- Farmland owners want an "exit option" attached to land protection. It is not right to lock land into agricultural use forever. For example, land along Route 16 that could be sold for commercial development. "Protection" of land, restricting its use to farming, needs to be accompanied by compensation, such as purchase of development rights.
- Competition for land with gravel mining companies. Land reclaimed following gravel mining is typically not as good quality as unmined land. Mining techniques must be carefully monitored to maintain the soil capacity for agriculture.

Relevant Plans and Programs

Erie County Farms for the Future: An Agricultural and Farmland Protection and Preservation Strategy (1996)

"Farms for the Future: An Agricultural and Farmland Preservation and Protection Strategy" was prepared by the Erie County Department of Environment and Planning in cooperation with the Erie County Agricultural and Farmland Protection Board and the Erie County Farm Bureau in 1996.

The County strategy presents information about farmland resources and agriculture in the County, explains many of the key issues associated with farmland protection, and includes several recommendations for action at the Town level.

The document presents a five-point strategy for protecting agriculture and farmland in Erie County. The following points are most relevant to the Town of Sardinia's Comprehensive Plan:

- Identify high priority areas and/or opportunities for agricultural and farmland preservation
- Provide a model approach for the preservation of farm and agricultural lands to be considered at the town level. Work with towns to incorporate this approach into comprehensive plans and coordinate across municipal boundaries.

Farmland resources

The Farms for the Future document identifies strategic agricultural lands as "core," transition" and "agricultural reserve." The core and transition areas are located in and around the more highly developed portions of Erie County. The Town of Sardinia is part of the "agricultural reserve." The Plan recommends that some of these lands be reserved for agriculture at the local level.

Farmland protection issues

- Agricultural lands are often the most suitable for development, due to soil conditions and lack of physical constraints
- Agriculture can contribute to tourism. Visitors enjoy the views of farmland while driving, as well as such attractions as farm markets.

- Conversion of farmland to non-agricultural uses leads to a change in the social and political make-up of the community, as fewer residents are involved in farming.
- Conversion of farmland to residential uses often results in increased real property taxes, as residents require services such as schools and road repair. Recent 'cost of community services' studies have documented this outcome in other Erie County communities.
- Farmland is a key ingredient of the "rural character" so valued by residents.
- Farmland preservation helps to protect environmental resources (such as stream corridors and groundwater recharge areas) and open space. Non-agricultural uses bring an increased risk of contamination by automotive fluids and lawn care chemicals.

Recommended local government actions

The plan includes recommendations regarding policy, land stewardship and conservation, education, and land use planning. Policy recommendations include:

- Adopt a Town Board resolution to recognize agriculture and farming as a preferred land use due to its importance to resource conservation, preservation of open space, and economic contribution to the Town.
- Adopt a local right-to-farm law which gives farmers better protection from nuisance suits.

Highlights of Focus Group Discussion (Continued)

"Right to Farm"

- *Farmers need to have the right to practice accepted agricultural methods.*
- *The County has a local Right to Farm Law. A local right to farm law would make a policy statement that the Town supports agriculture in the community.*
- *Erie County had prepared a flyer that includes the text of the Right to Farm Law and the disclosure statement that is required to be provided to people who buy property within an Agricultural District.*

Manure spreading

Odors are most likely during the summer when manure is spread on sod, and when manure is spread on frozen and snow covered ground. Spreading on frozen ground is not prohibited in New York State. It is safe if the land is flat (<5-8% slopes) and not near a stream.

Public understanding about agricultural practices and the importance of agriculture to the community needs to be improved.

Trails across farmland

Trespassing laws and requirements for use of trails on private land need to be enforced.



Residents Survey Highlights

Survey respondents indicated that farming and agriculture are important aspects of rural character.

- 67% of the respondents stated that agriculture and large areas of farmland are “very important” to the rural character of the Town; 30% indicated that these are “somewhat important.”
- 82% of respondents indicated that the Town should take action to preserve and protect farms and farmland.

More residents support encouraging agriculture than other types of businesses.

- 53% indicated that it is “very important” and 36% characterize it as “somewhat important” to encourage agriculture and agricultural support businesses in the Town.
- For comparison, only 32% indicated that encouraging retail and service businesses is “very important,” while 21% stated that encouraging retail is “not important.”

Issues and Opportunities

Retention of the highest quality farmland for continued agricultural use

The continued viability of agriculture in the Town depends upon the availability of sufficient high quality farmland. The quality of farmland is determined primarily by the productivity of soils. Map 12 depicts the locations of the highest quality agricultural soils in the Town.

Farming is more efficient when large parcels of quality farmland are contiguous. This allows equipment to be moved more easily from one field to another, and reduces the potential for conflicts with neighboring non-agricultural uses. As shown in Map 12, large areas of contiguous farmland are located in the eastern portion of the Town.

Parcels that are owned by farmers, rather than rented, are likely to stay in agricultural use for as long as farming is economically viable. The future use of rented land depends on the development interests of the owner

Pressure to use land for non-agricultural purposes

High quality farmland tends to be highly suited to development, as well as gravel mining. Competition for land affects the future availability of land for agricultural use.

As shown in Maps 10 and 12, much of the highest quality farmland in the Town also contains significant gravel deposits. Some high quality farmland has recently been purchased by gravel mining companies, at prices that local farmers could not match.

Local experience has indicated that land that has been reclaimed following gravel mining is rarely as productive for agricultural use as land that has never been mined. If mining removes all of the gravel, down to the underlying clay, the land will no longer drain sufficiently well to support the growing of crops. The future use of mined land for agriculture would require that sufficient gravel be left, and that the topsoil be replaced in its original condition. If mining were conducted in such a way that the land could be affectively farmed in the future, both uses could be accommodated.

Land along Route 16 is potentially valuable for commercial development. Pressure to develop this land for commercial uses may affect the availability of land for continued agricultural use.

Farmland has also been sold in recent years for housing development. In general, the farmland sold for housing development has not been of the highest quality.

Manure storage and spreading

Many residents in the Town of Sardinia are concerned about the impacts of agricultural practices on groundwater quality. Others find the odor of manure to be a nuisance. However, agricultural practices continue to evolve that will minimize the potential for impacts on the natural environment.

The manure created by dairy cattle adds nutrients to cropland and reduces the need for chemical fertilizers. Land spreading is considered to be one of the most responsible means of managing animal waste, if done properly. Farmers must test the soils on the fields to determine the proper rate of application.

Plans for the management of animal waste are reviewed by both the USDA Natural Resources Conservation Service (NRCS) office in Erie County, and, in certain cases, by the NYS Department of Environmental Conservation. As all of the commercial farms within the Town of Sardinia participate in federal assistance programs, they are required to have approved operating plans. These plans, including manure storage and disposal plans, are reviewed by NRCS to ensure that nutrients and chemicals used on farms are properly managed.

In addition, dairy farms and other livestock operations are subject to the Concentrated Animal Feeding Operation (CAFO) regulations enacted by New York State. These regulations apply to farms that house 300 animal units (an animal unit is 1,000 pounds.) Revised regulations are currently being phased in.

Public Awareness of Agricultural Practices

As new residents continue to settle in Sardinia, a growing number of citizens are not knowledgeable about farm practices. Continuing efforts are needed to raise public awareness about the value of agriculture to the local economy and to the preservation of rural character, as well as about environmental management techniques that are currently practiced by farmers.

Residents Survey Highlights

(Continued from page 66)

Most residents would support the development of farm markets as a recreation or tourist-related attractions.

- *58% (360 out of 619) of respondents indicated that the Town should encourage farm markets.*

There appears to be some concern within the Town about large, intensive farm operations and their potential impact on the environment.

- *33% of respondents indicated that agricultural leachate and runoff pose a “very serious threat” to groundwater quality. A total of 43% characterize it as a “somewhat serious” threat and only 20% stated that agricultural leachate and runoff is “not a threat” to groundwater quality.*

Agricultural District Program

The New York State Agricultural District Program was created by State legislation in 1971. The program encourages owners of productive agricultural land to form districts within the County. Districts should consist of predominantly "viable farmland." The Districts in Erie County are reviewed, and may be renewed, in 8-year cycles. Inclusion in the Agricultural District denotes a commitment on the part of the County and the landowner to retain the use of such land for agriculture.

The Sardinia Agricultural District contains 23,630 acres, representing 73% of the Town's 32,260 acres.

The Agricultural District Program provides the following provisions to protect farmers:

- *Agricultural use value assessments: Land is assessed at its value for agricultural production, rather than at its full market value. If land that was receiving the agricultural exemption is sold for non-farm purposes, the landowner must repay the amount of property taxes saved over the life of the District, up to 8 years.*
- *Protection from local regulations that would restrict farm practices*
- *Protection from public acquisition of farmland through "eminent domain." Before a local or county government may undertake a project that*

Tools and Techniques

Several tools and techniques are available to local governments, individual landowners and private organizations to help meet the goal of retaining farmland and encouraging the continued viability of agriculture.

Local "Right to Farm" Law

Several municipalities in New York State have passed local "Right to Farm" laws. Such laws typically establish a town policy in support of farming, define "generally accepted agricultural practices," and affirm a farmers right to employ such practices. The laws also include a requirement that purchasers of property within the town be notified of the town's policy of encouraging farming, and that farm practices may include odors, noise and other activities.

A "grievance" procedure is established to resolve complaints between farmers and non-farm neighbors. A local committee may be formed to hear and resolve complaints. Such a committee includes local farmers and may include non-farm representatives. Municipalities may appoint an existing committee, such as the Conservation Advisory Council or Planning Board, to act as the Grievance Committee. In some counties, the Agricultural and Farmland Protection Board may take on the responsibility of handling grievances.

Land conservation through conservation easements

Private, voluntary conservation easements

Landowners may place farmland under a permanent conservation easement to be held and monitored by a private land trust or other non-profit organization. The donation of easements may be helpful to some families in estate planning, as the value of the easement can be claimed as a tax deduction. The Western New York Land Conservancy is active in Erie County and holds easements to several agricultural parcels.

Public purchase of development rights

Purchase of Development Rights (also referred to as "Purchase of Agricultural Conservation Easements") is a public program which compensates farmland owners for agreeing to keep land from being developed. Such a program may be operated by a public entity or a not-for-profit organization. The value of development rights is calculated as the difference between the value of the land for agricultural purposes and its value for development.

A temporary or permanent easement restricts development on the parcel. Ownership of the parcel does not change. The easement holder is responsible for ensuring that the property is not developed. The owner may continue to farm the parcel, and/or sell it. Conservation easement programs have the following advantages and disadvantages:

Advantages:

- Protects agricultural land on a permanent basis (or for a specified period of time).
- Participation among landowners is voluntary

Disadvantages

- Cost
- Time involved in purchasing easements
- Requires on-going monitoring by the easement holder
- Protects farmland on a piecemeal basis, and may not be effective in protecting a “critical mass” of farmland

Zoning Techniques

Agricultural Protection Zoning

Agricultural Protection Zoning involves the creation of a zoning district that designates farming as the primary, preferred land use. Such a district targets the most productive soils and large contiguous areas of active farms. The minimum lot size is based on the size of the smallest viable farm unit -- such as 25 to 40 acres.

Regulations for this district typically limit non-agricultural development. They may incorporate density averaging or sliding scale provisions to limit the number of dwellings permitted. The regulations may also specify maximum (as well as minimum) lot sizes for non-farm development. Such a district may allow farm-related businesses and home-based businesses.

Agricultural protection zoning may be combined with purchase of development rights, transfer of development rights or incentive zoning.

Advantages:

- Effective in limiting non-farm development and reducing conflicts between agriculture and non-farm neighbors.
- Can protect large areas of farmland at no cost to the public

Agricultural District

Program (Continued from page 68)

affects land within an Agricultural District, it must submit a "Notice of Intent" to the County Agricultural and Farmland Protection Board and the State Department of Agriculture and Markets for consideration of the impacts on agriculture.

- *Protection from nuisance suits (right-to-farm provisions)*
- *A person who buys property within an Agricultural District must be notified about the possible presence of noise or odors associated with farm practices.*

Western New York Land Conservancy (WNYLC)

The WNYLC is a private, non-profit land trust that provides for land conservation and stewardship. The Conservancy accepts donations of property or development rights and works with individual landowners and community leaders to protect land resources. It also publishes a newsletter, The Resource.

Additional information is available at:

*Western NY Land Conservancy
21 South Grove Street, #120
East Aurora, NY 14052
(716) 687-1225
wnylc@wnylc.org*

Disadvantages:

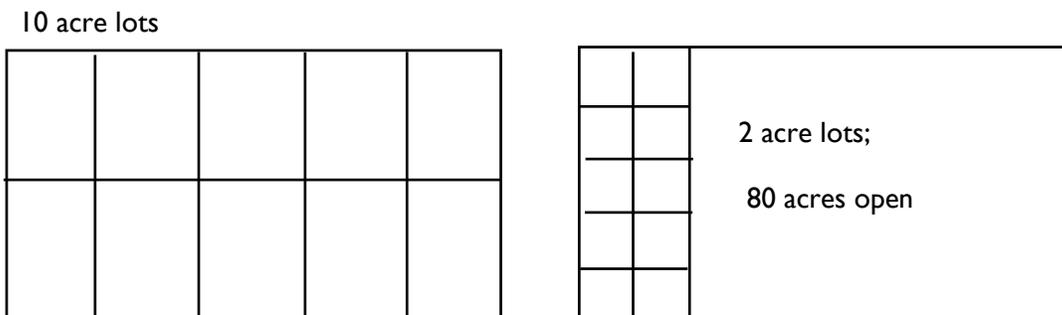
- May reduce the market value of land.
- Is not permanent. Zoning can be changed.

Density averaging (clustering)

Density averaging or clustering allows residences to be built on smaller lot sizes than typically permitted by zoning, provided that the average density of the original parcel is not increased. For example, if zoning requires a maximum density of 1 dwelling per 10 acres, a farm of 100 acres would be entitled to develop up to 10 dwelling units. If the 10 dwellings were built on a total of 20 acres of the parcel (with an average lot size of 2 acres), 80 acres would remain open (see diagram on the right, below.) The smaller lots should be sited in locations that are least suitable for farming, and that offer the most appealing views of open space and natural resources. Design of the subdivision should include buffers between the new residential development and the remaining farmland. A conservation easement would be placed on the remaining 80 acres to prevent future development.

Figure 5.

100 acres - 10 building lots



Additional examples of density averaging, also referred to as “conservation subdivisions,” are included in the Reference Packet

Advantages

- Relatively simple to administer through the subdivision review process
- Provides for permanent protection of farmland or open space
- Landowner retains full development potential (number of building lots)

Disadvantages

- Results in non-agricultural development in close proximity to farming. May be more appropriate for open space preservation and retention of rural character than for retention of agricultural land.

Incentive zoning

Incentive zoning may be used to encourage the private acquisition of agricultural conservation easements (development rights) or to collect money toward a public fund to purchase such easements. Municipalities must designate an area or areas in which higher densities or more intensive uses may be permitted, provided that the applicant offer certain amenities that would meet specified community needs. Acceptable amenities may include conservation easements on farmland or cash to be used in a purchase of development rights program.

Advantages

- Flexibility in administration
- Can result in permanent protection of farmland if agricultural easements are provided as an amenity in exchange for higher densities
- Allows conservation easements to be purchased privately

Disadvantages

- Requires designation of an area within which higher densities can be sustained.

Transfer of development rights

Transfer of development rights involves the private purchase of development rights to farmland in a “sending” zone, or farmland within a community that meets certain criteria, and the transfer of these rights to increase the density of development in a designated “receiving” area. Such a program typically operates in the private market.

Advantages:

- Operates within the private sector.
- Sale of development rights by agricultural landowners is voluntary
- Permanently preserves agricultural land through conservation easements

Disadvantages:

- Complicated to administer
- Requires a market for development rights within the “receiving area.”

Recommended Actions:

1. Provide information to land owners to encourage the protection of agricultural land through private conservation easements. Distribute information about programs operated by the Western New York Land Conservancy and literature published by the American Farmland Trust.
2. Encourage New York State and/or private conservation organizations to purchase the development rights to high quality farmland in the Town.
3. Provide information to residents about the value of agriculture to the Town and about customary agricultural practices.
4. Establish zoning districts that discourage intensive development in high quality agricultural areas.
5. Establish subdivision regulations to enable the Planning Board to review new residential development and to encourage designs and buffers that minimize conflicts with neighboring agricultural uses.
6. Adopt a local “right to farm” law.

REPLACE WITH COLOR MAP

MAP 12

**Prime Agriculture Soils and Active
Farmland**

Housing and Residential Development



GOALS:

- ◆ Encourage housing development within the Hamlets of Chaffee and Sardinia.
- ◆ Balance residential development in the countryside with the protection of prime farmland, natural resources and rural character.
- ◆ Encourage the development of affordable housing in the Town by permitting the construction of a variety of types and sizes of dwellings.
- ◆ Encourage property owners to better maintain their residences and property.
- ◆ Encourage responsible housing rehabilitation which includes the safe and proper abatement of hazards such as lead paint, asbestos, radon, etc.

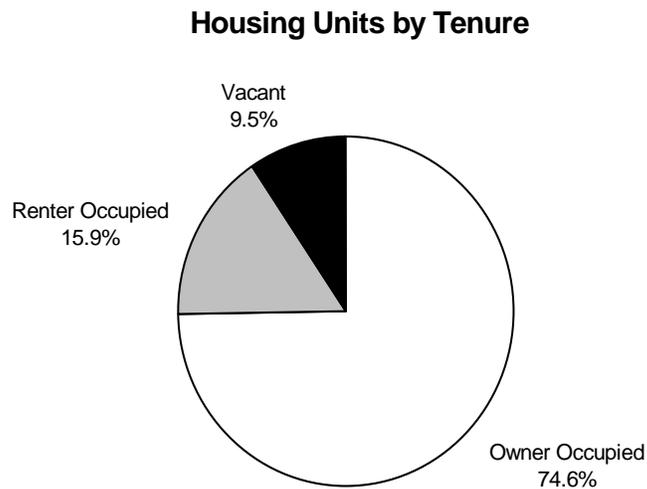
Existing Conditions and Trends

Existing Housing Stock

The Town of Sardinia had 1,017 dwelling units in 2000 based on U.S. Census data. Approximately 90% of these units were single-family dwellings, including manufactured homes. The remainder were dwelling units contained in 2-family dwellings or apartment buildings.

A total of 800 (79%) of the housing units are owner-occupied, with 15% renter-occupied. The 2000 Census reported 30 seasonal or recreational dwellings and 73 vacant units.

Figure 6.

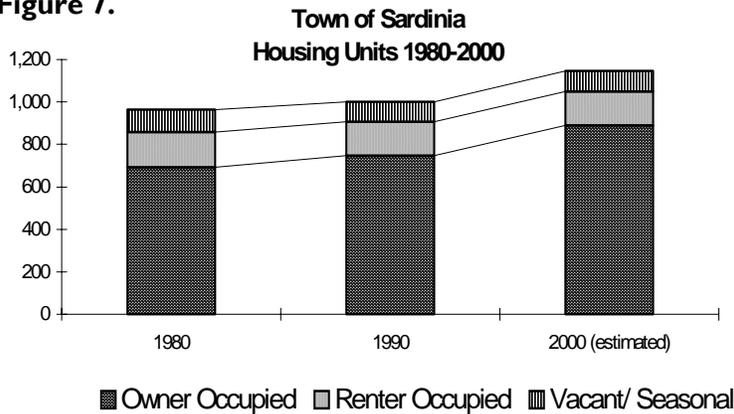


A “windshield” survey was conducted on February 8, 2001 to assess the condition of the housing stock in the Hamlets of Chaffee, Sardinia and Protection. The survey identified areas in the central portions of the Hamlets where several residences were in need of improvements beyond basic maintenance. The results of this survey are presented in the “Hamlets” chapter.

Trends in Residential Development

The number of housing units increased by nearly 8% between 1980 and 1990, and by 14% between 1990 and 2000. Residential development is expected to continue at approximately the same pace during the planning period, subject to potential changes in regional economic conditions.

Figure 7.



Source: US Census

During the past several years, nearly all of the development in the Town has been residential. During the period of 1993 through 2000, 117 new single family dwellings were constructed in the Town of Sardinia, an average of 14.6 houses per year. Map 13 depicts the location of new houses for which a building permit was issued between 1993 and 2000.

New residential construction has occurred both in the more rural areas of the Town and in and around the hamlets. Concentrations are located where landowners have divided and sold lots, such as along Warner Gulf Road between Matteson Corners and Allen Roads, Van Slyke Road north of Genesee Street, Middle Road west of Pratham Road, and Phillips Road north of Matteson Corners Road. Four new homes were built during this period on lots adjoining the Erie County Forest on Genesee Road. Several were built around the Hamlet of Protection.

Lot sizes for the new construction range from one-half acre to more than 200 acres. Most of the residential development between 1993 and 2000 has occurred on lots that are considerably larger than the minimum of 30,000 to 45,000 square feet that is required by Town zoning. Only one-quarter of the 115 new houses for which a building permit was granted between 1993 and 2000 were constructed on lots of less than two acres.

Town building permit applications reveal that the average cost of the new housing constructed during this period was \$85,894, and the median cost \$78,000. The cost of the new housing may be somewhat understated as the permit fees are based on construction costs, and applicants may understate the cost to reduce their permit fees.



Residents

Survey

Highlights

- A total of 60.4% of the respondents favor the Town encouraging homeowners to better maintain their residences and property.
- A total of 64.4% of the respondents oppose the Town revising its zoning regulations to encourage manufactured housing parks in the Town, even if well designed.
- Assisted living housing for seniors was identified by 68.1% of respondents as needed in the Town.
- Senior citizen retirement housing was identified by 72.2% of respondents as needed in the Town.
- Rental housing was identified by 32.4% of respondents as needed in the Town.
- Housing and property maintenance in the Hamlets was the second most important concern of survey respondents residing in the Hamlets.

Issues and Opportunities

The following are concerns that have been raised during the planning process about residential development in the Town of Sardinia:

- Condition and maintenance of older housing stock
- Impact of new residential development on agriculture, rural character and the natural environment
- Potential need for expanded public utilities (water/ sewer)
- Increased need for services, especially public school services, and the impact on property tax rates to provide for increased services.
- Need for housing to remain affordable
- Need for senior citizen housing

Condition and Maintenance of Housing Stock

Most of the older housing stock in the Town is located within the Hamlets of Sardinia and Chaffee. A “windshield survey” of the housing in the hamlets was conducted in order to assess the need for housing improvements. The results of the survey, and the designation of a potential target area for housing improvement funds, is presented in the Hamlets section.

Impact on agriculture, natural resources and rural character

Residential development in the countryside has the potential to make farming more difficult, affect natural resources, and alter the rural character of the community. However, these impacts can be avoided when residences and subdivisions are designed with sensitivity toward these resources and when construction is carried out carefully.

Some of the potential impacts include:

- Conflicts between farmers and residential neighbors
- Increased number of accidents due to the number of driveways in short segments of road.
- Elimination of rural vistas
- Reduction in forested land and open space.

When designed carefully, new residential development can incorporate the retention of farmland, natural resources and space, use infrastructure efficiently, and ensure an appropriate scale and appearance consistent with the rural character of the community.

Water/ Sewer Service

No area of the Town is currently served by public sanitary sewer service. All development must rely on on-site septic systems. Soils in most of the Town are able to accommodate on-site systems. Such systems must be approved by the Erie County Health Department. Plans for septic systems must be included in subdivision applications reviewed by the County Health Department. Lot sizes must be sufficient to accommodate a leach field of sufficient size to treat all of the projected wastewater from a new dwelling or other structure. In addition, leach lines must be located a minimum of 100 feet from any on-site well if down-gradient from the well or 200 feet if up-gradient from the well.

Public water service is limited to properties within the Hamlet of Chaffee. An evaluation of this water system is presented in the Transportation and Infrastructure section.

Areas outside of the Hamlet of Chaffee must rely on individual wells. The groundwater supply in most of the Town is sufficient to accommodate new residential and other development. However, the availability of public water would make the rural areas of the Town more attractive for residential development.

Potential Cost for Increased Services

Residential development, if it continues as anticipated, will generally enhance the tax base of the Town. Demand for governmental services typically increase incrementally as modest growth occurs. Local governments are usually able to



Erie County Guiding Principles

The Guiding Principles recognizes a “striking need for affordable housing” in Erie County. The Guiding Principles recommends that municipalities carry out the following three actions to encourage the construction of affordable housing:

- *Incorporate flexible provisions in local land use regulations with regard to density, location, and utility design to allow for different housing styles, types and costs.*
- *Incorporate an affordable housing element in the municipal master plan that complements the general land use component of the plan.*
- *Enact a policy to accept payment in-lieu-of taxes (PILOT) as an incentive to private developers to construct housing.*

The Guiding Principles also recommends that zoning regulations be adopted that encourage residential development in or near rural service centers such as the Hamlets of Chaffee and Sardinia in order to limit the subdivision of open space and agricultural lands.

accommodate the incremental increases in demand within existing budgetary levels.

Over time, however, the cumulative impact often reaches a threshold. When this occurs significant increases in local governmental expenditures are often required in order to expand governmental services to meet the cumulative demand. For example, if school enrollments steadily rise, at some point school districts will have to hire additional teachers and construct additional classrooms. In order to raise the needed revenue, higher tax levies will be necessary. As tax levies increase the benefit originally derived from the modest residential growth could be significantly, if not entirely, offset.

Affordable Housing

There currently is no subsidized housing for low and moderate income persons within the Town of Sardinia. In addition, the Erie County Community Development Office is not aware of any plans or planning efforts for the construction of subsidized housing in the Town.

The Town's existing zoning regulations provide the flexibility needed to accommodate affordable housing. Regulations for the Residential and Agricultural (RA) District permit a minimum lot size of 30,000 sq. ft. and a minimum floor area for a single family dwelling of only 840 sq. ft. These small dimensions enable moderately priced housing to be constructed. Twenty-nine (25%) of the 117 dwellings constructed during the past eight years, had construction costs of \$60,000 or less. Of the housing that cost \$60,000 or less, the average cost was \$46,500, and the median cost was \$45,000. As most of the Town is contained within the RA District, affordable housing can be constructed nearly anywhere in the Town.

Manufactured homes provide another means for affordable housing. The Town's zoning regulations permit manufactured homes in the RA District, providing that they meet certain minimum requirements. These requirements include the following:

- minimum floor area of 840 sq. ft. (typical floor area for double-wide manufactured homes)
- gable roof
- exterior surface customarily used on constructed houses
- placement on a permanent foundation

Although the Town's zoning regulations permit manufactured home parks, none currently exist in the Town.

Senior Citizen Housing

There is no senior citizen housing in the Town of Sardinia. Responses to the resident survey revealed that 72.2% of the respondents perceived a need for senior housing in the Town, but the research did not support this perception.

The Town of Sardinia contains no villages that serve as commercial and service centers. Erie County has identified the Hamlets of Sardinia and Chaffee as "rural hamlets and centers," but both are small and offer very limited services. The Villages of Arcade and Springville, both of which nearly abut the Town of Sardinia, offer a host of services and function as the commercial and service centers for many Sardinia residents. It is likely that Sardinia residents in need of senior housing, would naturally gravitate to these two Villages or other nearby communities (Hamlet of Holland and Village of Delevan) where senior housing currently exists.

In an effort to gauge the need for senior housing for Sardinia residents, the managers of eight senior citizen apartment buildings located in the Villages of Arcade, Springville and Delevan and the Hamlet of Holland were interviewed. The interviews revealed the following:

- Several of the senior citizen apartment buildings had or recently had had multiple vacancies. Some managers had been having difficulty filling the vacant apartments. Some of the apartments had remained vacant for a few weeks to a few months.
- Several of the apartment buildings had no waiting lists. Others generally had very short waiting lists. Managers indicated that waiting lists are not accurate measures of need. Many on the waiting lists routinely turn down apartments when they become available as they have not yet made the decision to move into senior housing. The waiting time for placement in the apartment buildings that have waiting lists is relatively short, generally not more than six months. Obviously, there is no waiting time to move into the apartment buildings that have vacancies.

Another method used to gauge the need for senior housing was to contact Erie County Senior Services officials and Catholic

Housing and Residential Development

Charities representatives. Erie County Senior Services is a human service agency responsible for providing health and human services to senior citizens. Erie County Senior Services contracts with Catholic Charities, a private, not-for-profit human service agency, to provide case management services for senior citizens. The case management services include assisting senior citizens age 60 and over to find housing suitable to meet their needs at one of three levels, i.e., independent living, assisted living or nursing home. Both Erie County Senior Services officials and Catholic Charities personnel at the agencies main offices in Buffalo were interviewed as were Catholic Charities personnel in the agency's two field offices closest to Sardinia, i.e., in the Villages of Arcade and Springville. None of the agency representatives contacted could recall having ever received requests from any Sardinia senior citizens for housing assistance.

The vacant apartments and the short or nonexistent waiting lists at existing senior citizen apartment buildings in the adjoining communities suggest that there is a surplus of senior housing in the area. The lack of demand for the existing apartments, however, could be partially attributable to the preferences of seniors who may view the apartments as not desirable or suitable for their needs based on any number of variables including: location, appearance, size, cost, etc. However, the absence of requests to Erie County Senior Services and Catholic Charities from Sardinia seniors for housing assistance, suggests that there is currently little need for senior housing among Sardinia senior citizens.

If past demographic trends continue and the proportion of the population comprised of senior citizens continues to increase, at sometime, a need for senior housing to accommodate Sardinia seniors may present itself. Although Sardinia senior citizens may prefer to remain in Sardinia, Sardinia is not currently a location well suited for senior housing. Senior housing is best suited in locations close to (and within walking distance of) grocery stores, pharmacies, physicians offices, physical therapy offices, hospitals, senior citizen congregate meal sites, churches, etc. and/or in locations where public transportation is available if walking distances are too great. Accordingly, the Village's of Springville and Arcade are much better suited, at least currently, as locations for the construction of new senior citizen housing should the need arise.

Another factor that should be taken into consideration in determining the location for new senior housing is the location of family members, especially adult children. Adult children are frequently the primary caregivers for many senior citizens. The caregivers must often transport their senior parents and/or run errands for them that require making several stops at different

Tools and Techniques

Zoning and Subdivision Regulations

Zoning and subdivision regulations are the primary tools available to local governments to manage the patterns of residential (and other) development. Zoning specifies the types and densities of uses permitted in designated districts in the Town. Subdivision regulations allow the Town Planning Board to review the layout of proposed subdivisions to ensure that the development meets Town standards.

Local zoning regulations specify the types and density of development permitted in designated districts within the Town. Zoning regulations are adopted by the Town Board following a public hearing and compliance with SEQR. Subdivision regulations govern the division of parcels typically for sale and/or development.

Subdivision regulations help to promote safe and efficient vehicular access to avoid land-locking parcels and to protect the natural features such as streams and drainage ways that are contained on the parcel.

Conservation designs for residential subdivisions

New development in rural areas can be managed in order to retain the rural character of the community. Zoning regulations and subdivision regulations can influence the design of new development. Many of the concerns raised during the preparation of this Comprehensive Plan can be addressed through revisions to zoning and through the enactment of subdivision regulations and their administration and enforcement.

Examples of conservation subdivision designs are illustrated in the Reference Packet prepared as an appendix to this Plan. Excerpts from the publication Rural By Design, by Randall Arendt demonstrate how innovative zoning and subdivision designs help to minimize potentially negative impacts of new housing development in rural areas.

Conservation subdivision designs incorporate open space and buffers into the design of residential subdivisions. Typically, the lots are smaller than is permitted by zoning, while the overall density remains the same. Other terms for this type of development include “cluster subdivisions” and “density averaging.”



Relevant Plans and Programs

Town of Sardinia Master Plan

The Town's 1993 Draft Master Plan recognized the need for affordable housing in the Town and accordingly identified the following as one of its goals:

- *Encourage opportunities for affordable housing for the young and elderly.*

Housing and Residential Development

Existing Zoning Regulations

Sardinia's existing zoning regulations divide the Town into four zoning districts. Residential use is permitted in the three following districts:

Residential and

Agricultural (RA) - Single-family including manufactured homes are permitted uses. Multiple-family dwellings are permitted as special uses. The minimum lot size permitted is 30,000 sq. ft. The minimum floor area permitted for a single family dwelling is 840 sq. ft.

Residential Multiple

Dwelling (R2) - Single family and multiple family dwellings are permitted uses. The minimum lot size permitted is 45,000 sq. ft. and the minimum floor area permitted for a single family dwelling is 1,000 sq. ft. and 800 sq. ft. per dwelling for two-family and multiple-family structures

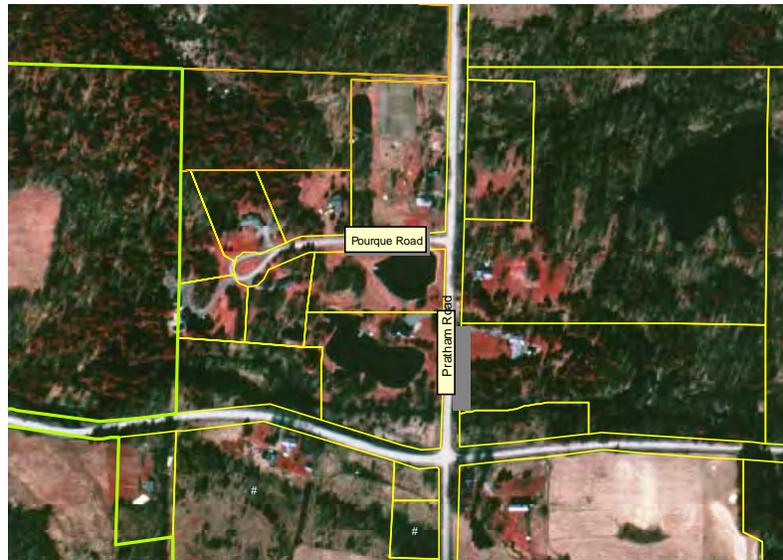
General Business (GB) -

Single family and multiple family dwellings are permitted uses. The minimum lot size permitted is 45,000 sq. ft. and the minimum floor area permitted for a single family dwelling is 840 sq. ft.

The Town's zoning regulations also permit mobile (manufactured) home parks. Mobile home parks require a special license issued by the Town Board which must be renewed annually.

Towns may authorize the Planning Board to require conservation designs during subdivision review. Such designs usually require construction of an access road to allow development of interior lots. Although construction of roadways adds to the initial cost of developing a subdivision, proper design usually ensures that

Figure 8. Example of subdivision using access road-Pourque Road



The creation of lots along a cul-de-sac utilizes interior land and reduces the impact on existing road frontage.

the lots are sold at a higher cost.

Large lot residential zoning

Many communities increase the minimum lot size in order to ensure low density development. This technique has the advantage of maintaining lower densities, and is consistent with trends toward larger residential lots. Large lots subdivided from farmland also result in the conversion of additional acreage from agricultural to residential uses. However, when combined with conservation subdivision designs, large lot zoning may be used to maintain low densities and conserve usable open space.

Erie County Housing Programs

The Erie County Department of Community Development administers several housing programs to provide financial assistance to low and moderate income persons for their housing needs. Eligibility is determined based on household income. Assistance is provided on a first-come, first-serve basis. The programs offered are as follows:

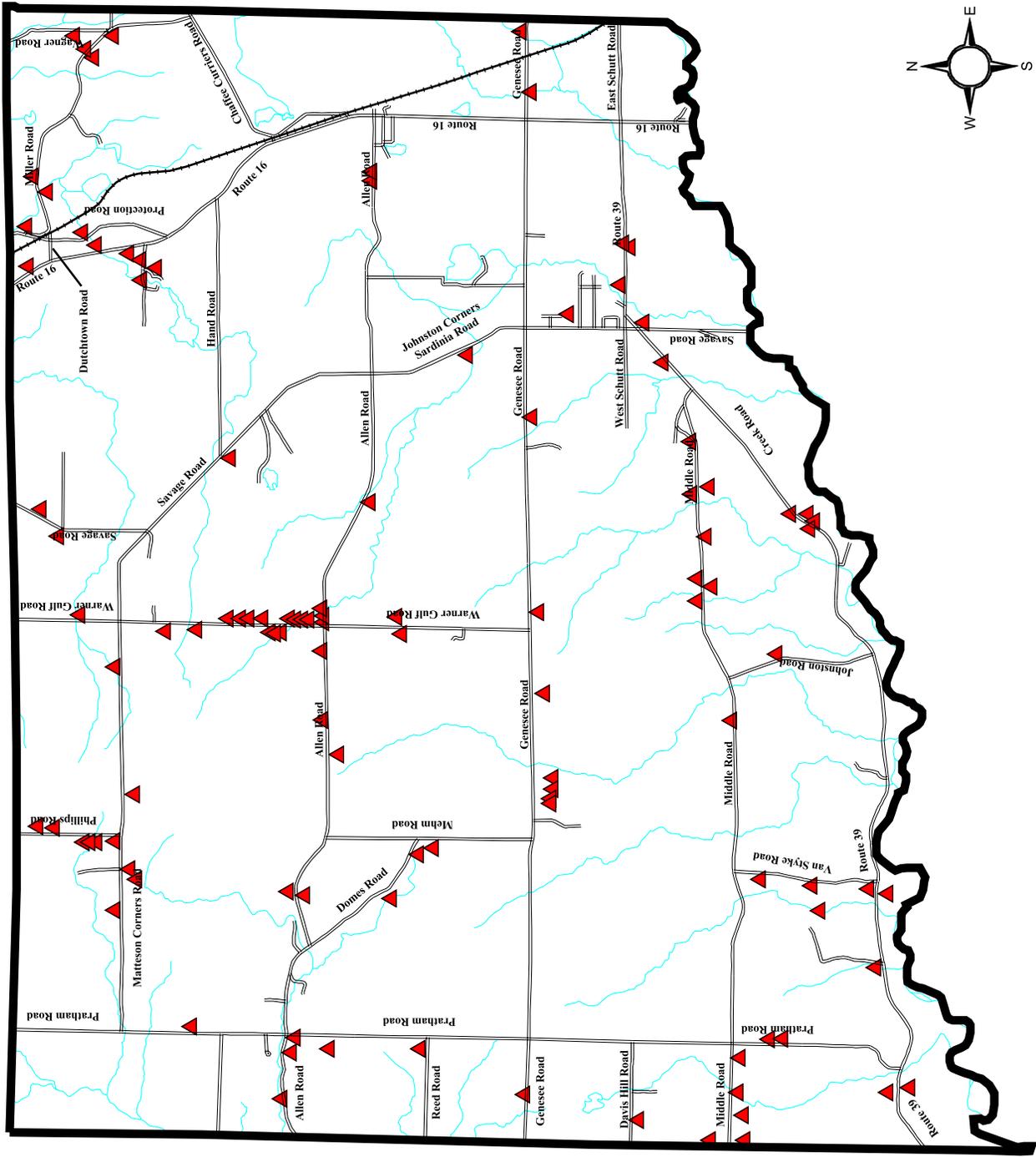
- **Housing Rehabilitation Program** - The program provides low cost financing to assist homeowners to rehabilitate their dwellings. The homeowner must reside in the dwelling.
- **Rental Rehabilitation Program** - The program provides landlords with low cost financing to assist with the rehabilitation of dwellings occupied by low and moderate income persons. Landlords must provide at least 50% of the funding need for the rehabilitation.
- **First Time Home Buyers Program** - The program provides grant funds to first-time home buyers to lower the cost of the down payment and closing costs for the purchase of their first home.
- **Mobile Home Repair Program** - The program provides grant funds to persons who own and occupy mobile (manufactured) homes to make repairs to their homes.
- **Erie County HOME Program** - The program provides funding to not-for-profit Community Housing Development Organizations (CHDO) to construct subsidized housing for low and moderate income persons.
- **Southtown Rural Preservation Company Program** - The Southtown Rural Preservation Company is a not-for-profit corporation that administers a homeowner housing rehabilitation program in the Southtowns, including Sardinia. The agency's housing rehabilitation program is very similar to the Erie County housing rehabilitation program.

Recommended Actions:

1. Periodically disseminate information to residents about the Erie County and Southtown Rural Preservation Company housing assistance programs by distributing program literature at the Town Hall and to banks, senior citizens, churches; sponsoring seminars; making announcements at Town Board meetings.
2. Revise zoning regulations to encourage well-designed residential development that is consistent with the natural and agricultural features of the Town.
3. Revise Town zoning regulations to encourage higher density residential development in appropriate areas of the Town, such as the in the Hamlets of Chaffee and Sardinia.
4. Retain provisions in the Town zoning regulations that permit a wide range of housing types and sizes to accommodate affordable housing needs in the community.
5. Develop subdivision regulations to provide for the orderly division of parcels of land for residential development.
6. Increase the minimum road frontage/ width of lot to 250 feet in the more rural parts of the Town.
7. Pursue funding for housing improvements in targeted areas within the hamlets and elsewhere where needed.

New Residential Development- 1993-2000

Town of Sardinia Comprehensive Plan



General Map Features

-  Town Boundary
-  Railroads
-  Roadways
-  Streams

Development Features

-  New Residential Development



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Planning and Management Consultants



Adopted December 2003

Economic and Business Development



GOALS:

- ◆ **Maintain a supportive business environment to retain existing businesses and to attract new business development.**
- ◆ **Encourage commercial and industrial expansion and new commercial and industrial development in appropriate areas of the Town. In particular:**
 - **Encourage the clustering of businesses in specific areas along Routes 16 and 39 and East Schutt Road.**
 - **Encourage limited business development in and around the Hamlets of Chaffee and Sardinia of the type and scale that is harmonious with the residential neighborhoods of the Hamlets.**
- ◆ **Encourage tourism and related business development.**

Background Information

Although the Town of Sardinia is principally a rural, agricultural community, the Town does contain numerous small commercial and industrial businesses.

Existing Businesses—Types, Locations and Economic Benefits

The business community in the Town of Sardinia is comprised of approximately 77 businesses. Included in the mix of businesses are: retail and wholesale businesses, service businesses, fabricating and light manufacturing businesses and mining and landfill operations. A list of the existing businesses is contained in the appendix.

Most of the businesses in Sardinia are concentrated in the extreme eastern portion of the Town along the Route 16 corridor between the Hamlet of Chaffee and the Cattaraugus County Line and along East Schutt Road. The greatest concentration is in the vicinity of the Route 16 - Route 39/East Schutt Road intersection. There are also a few small businesses interspersed along Route 16 north of the Hamlet of Chaffee and a pocket of small businesses on Route 39 between VanSlyke and Pratham Roads. The gravel mine and landfill are also located in the eastern part of the Town west of Route 16. A few businesses are also located in the Hamlets of Chaffee and Sardinia.

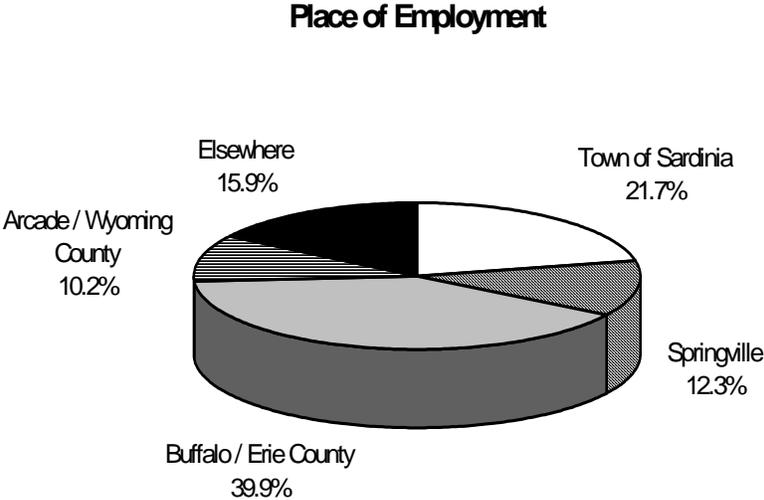


Specific employment information is not readily available. Employment information on some of the larger employers, however, was obtained. The following are the larger employers with the number each employs appearing in parentheses: Waste Management (170), Diamond Sawworks (80), Earls Restaurant (45), Steel and O'Brien (35) and P&R Truss (42).

Background Information (Continued from page 90)

Notwithstanding the presence of numerous businesses in the Town, most Town residents who are employed commute outside of Sardinia to their workplace. Employment commuting patterns were identified based on demographic information collected from the residents survey. The following chart summarizes the commuting patterns.

Figure 9.



Source: Residents Survey (2000)



**Residents
Survey
Highlights**

- 68% of the respondents favor the Town actively promoting new business development.
- The types of businesses that should be encouraged in the Town in order of importance:
 - ⇒ Agriculture and agriculture support businesses
 - ⇒ Retail /service businesses
 - ⇒ Professional offices
 - ⇒ Manufacturing, fabrication and assembly businesses
 - ⇒ Recreation, entertainment
 - ⇒ Hotels, motels, restaurants
- Most respondents oppose “strip” development along Routes 16 and 39.
- 44.3% favor concentrating business development in specified segments along the highways.
- 26.6% favor concentrating business development in plazas.
- About 50% of the respondents from the Hamlets favored encouraging a mix of business and residential development in the two Hamlets while about 40% favored encouraging no change in the Hamlets.

Issues and Opportunities

Issues and opportunities relating to business and economic development include:

- Providing appropriate infrastructure and other services to local businesses
- Market potential for businesses in the Town
- Identifying appropriate locations for future business expansion
- Ensuring “business-friendly” policies in the Town

Infrastructure and Utilities

The availability of infrastructure influences the type and locations of businesses that can be accommodated in the Town. Utilities and other infrastructure that impact opportunities for business include public water services, sanitary sewer service, telecommunications, low-cost electric service, and highway and rail access. Details of the Town’s infrastructure is provided in the Transportation and Infrastructure section of the Plan. The following narrative identifies the implications to business of various infrastructure and utility services.

Water Service:

The Hamlet of Chaffee is the only area in the Town with water service. Existing deficiencies of the privately-owned Chaffee water system include a lack of an elevated storage tank and low water pressure. When water pressure is low, restaurants and other businesses are required to close temporarily. The shortcomings of the water system may constrain other small-scale retail/service businesses from locating in Chaffee.

The lack of water service in most areas of the Town limits opportunities for both small-scale retail/service business development in the Hamlet of Sardinia and larger scale commercial and light-industrial development in other areas of the Town. However, the abundance of groundwater, especially in the eastern portion of the Town, may partially or entirely offset the constraints presented by the absence of municipal water service.

There is potential to extend Village of Arcade water service to serve the southeastern corner of the Town of Sardinia. This potential presents an opportunity to enhance the attractiveness of

Issues and Opportunities *(Continued from page 92)*

land in this area for use for commercial and light-industrial development. An Arcade watermain is located close to this area, and Arcade has ample source water and treatment capacity to supply water service to this area of the Town. There are two constraints: 1.) Arcade has a policy of requiring property to be annexed before extending water service; and, 2.) the water service would have to cross Cattaraugus Creek which would increase construction costs.

Sanitary Sewer Service The Town of Sardinia is not served with sanitary sewer service. The lack of sewer service may prevent certain small scale service businesses such as laundromats which are major water users, and produce significant amounts of sewage, from locating in the Hamlets. Similarly, the lack of sewer service outside the Hamlets would probably eliminate the potential for any type of commercial or industrial development that use large quantities of water.

The good permeability of the soils in the eastern portions of the Town may partially or entirely offset the constraints presented by the lack of sewer service.

Arcade Municipal Electricity - The Route 16 corridor south of the Hamlet of Chaffee, East Schutt Road and Genesee Road (east of Route 16) are within the Arcade municipal electric service area (see Map 18 following the Infrastructure section.) The inexpensive Arcade municipal electricity could provide a very significant incentive to attract businesses that consume significant amounts of electricity.

Landfill Methane Gas—The landfill near the Hamlet of Chaffee may be a potential supply of methane gas that could be used by commercial and industrial enterprises as a source of fuel to provide heat and/or to generate electricity. If a sufficient supply of methane exists and if it can be collected in a cost-effective manner, the methane gas may be useful to attract certain types of businesses to Sardinia.

Fiber Optic Lines - Two major fiber optic lines that have been installed along the Route 16 corridor may help to attract new business development.

Highway Access and Visibility - The properties located along Routes 16 and 39 are highly visible to the traffic that travels along these two highways. Route 16 provides good access to the greater Buffalo area and to the NYS Thruway. The significant volume of traffic, especially along Route 16, provides businesses with a large potential customer base which could serve as an inducement for additional business development.



**Erie
County
Guiding
Principles**

The Guiding Principles acknowledge the importance of commerce/ industry which provide jobs, as well as taxes to support governmental services..

Efforts should focus on :

- *the creation of jobs that draw wealth from outside the region.*
- *assembling / cleaning up “brownfield” sites for reuse; developing “greenfield” sites as appropriate.*
- *encouraging diverse commercial activity.*
- *minimizing the time needed to obtain zoning and building permits.*
- *designating sites for development that are near infrastructure, have transportation access and are shovel-ready.*
- *ensuring adequate land is set aside for commercial and industrial uses as follows:*

⇒ 10% of the land for commercial use (3,224 acres for Sardinia)

⇒ 12 acres per thousand population for current industrial needs (32 acres for Sardinia)

⇒ 12 acres per thousand population for future industrial needs (32 acres for Sardinia)



Highlights of Focus Group Discussions

The Business and Economic Development Focus Group met on February 8, 2001 in the Sardinia Community Center. The following recommendations resulted from the meeting:

- Enlarge the Arcade electric service area in Sardinia to provide lower cost electric to more businesses.
- Install a traffic signal at the Route 16-Genesee Road intersection to reduce traffic speed and improve ingress to and egress from businesses along Route 16.
- Consolidate the three speed zones between the Hamlet of Chaffee and the Cattaraugus County line into one uniform speed zone.
- Provide municipal water service in the Hamlet of Sardinia, along the Route 39-East Schutt Road corridor east of the Hamlet of Sardinia, and along the Route 16 corridor from Chaffee to the Cattaraugus County line.
- Encourage the clustering of businesses. Clustered businesses benefit from the traffic generated by other business in the cluster.
- Continue the business-friendly attitude of the Sardinia Town Government .

Issues and Opportunities *(Continued from page 93)*

Rail Service - The Norfolk Southern Railroad line traverses the western edge of the Town of Sardinia. If sufficient industrial development were to occur in the southwestern corner of the Town, there may be potential for the construction of a rail spur to provide rail service. The potential would depend on the amount of industrial development that may occur and the volume of goods produced by the industries in that area that could feasibly be shipped by rail.

Market potential for businesses in the Town

Limited Local Market - The populations of the Hamlets of Chaffee and Sardinia are small and may not provide sufficient markets for the retail and service businesses that are appropriate in the two Hamlets. The large volume of traffic that passes through the Hamlet of Chaffee on Route 16, however, may augment the local market sufficiently to support small-scale retail and service businesses.

Bedroom Community Characteristic— Sardinia has characteristics that resemble a bedroom community with much of its population leaving the Town during portions of the day. Based on the resident's survey, 60.3 percent of the employed respondents indicated they worked outside the Town of Sardinia. As there no schools within Sardinia, Sardinia youth must also travel outside of Sardinia to attend school. The regional retail business centers and cultural attractions in the Villages of Springville and Arcade as well as the retail centers and cultural attractions in and around Buffalo also draw residents from Sardinia.

The absence of a large portion of the Sardinia population for large portions of the day, presents a challenge for retail businesses in Sardinia that are vying for the retail dollars expended by Sardinia residents. Local businesses may need to develop specific marketing strategies, such as having extend business hours in the evening or on weekends for the convenience of Sardinia residents who are outside the community for much of the day during weekdays. Businesses may also want to consider coordinating promotions and store hours to coincide with festivals and other community special events in the Town.

Natural Resources provide base for tourism business. In addition to supporting extractive industries such as gravel mining, natural resources offer significant opportunities for recreation and the potential for tourism-related business opportunities. The natural resources, including fishing streams, parks and forests, attract large numbers of visitors to the Sardinia area. Spr-

gue Brook Park draws approximately 100,000 people each year. Recreation-oriented businesses may be able to gain business from this traffic.

Private campgrounds and “resort” type developments, such as Rice Cottages, utilize natural settings to attract vacationers. As the Town of Sardinia becomes known for its natural resources, such tourism-related development could continue to grow.

Appropriate locations for future business expansion

The most suitable locations for business have already attracted significant numbers of businesses. The most viable business district in the Town is located along Route 16 and East Schutt Road in the southeastern part of the Town. This area has the advantage of visibility along a well-traveled State highway, low cost electric service from Arcade Electric, and good soils for building construction.

Appropriate locations for business development in the Hamlets are along the State Highways, Routes 39 and 16. Traffic is required to slow down within the Hamlets, offering opportunities for businesses to attract customers. Within the Hamlets, the highway locations also present fewer conflicts with neighboring residences.

There are limited opportunities for business development elsewhere along Route 39. Many segments of Route 39 are too winding to provide adequate visibility for curb cuts. Much of the south side of Route 39 contains steep slopes that are not conducive to building construction. There may be some sites where highway access is feasible and safe, and commercial use would be able to take advantage of the traffic flow along the highway.

The areas along Routes 16 and 39 best suited for business development are also areas that contain high quality agricultural soils. This represents a conflict between two competing uses. However, little potential for business development especially commercial development exists at other locations in the Town. Even if the land along Routes 16 and 39 is developed for business uses and taken out of agricultural production, the Town will still have an abundant supply of high quality agricultural land remaining.

The rural areas of the Town could accommodate additional business development that is based on natural resources or open spaces. Types of businesses that may be appropriate in the rural areas of the Town include golf courses and other outdoor recreation, campgrounds and resorts or conference centers. Business opportunities relating to agriculture include the develop-

- Prepare and distribute a Town newsletter and develop a Town website to improve communications between the Town government and Town residents and businesses.

Other outcomes of the Focus Group meeting:

- Questions were raised about the impact that the deregulation of electricity will have on the Town of Sardinia.

An Erie County Office of Economic Development (OED) representative informed focus group participants of the following:

- OED has initiated a business visitation program to attempt to retain businesses in Erie County.
- Rural communities in Erie County, even communities with water and sewer service, generally have not been experiencing industrial development.
- Communities with inexpensive municipal electricity have been experiencing industrial development.
- Property must be “shovel ready” (i.e., infrastructure has been installed) to attract new industry.
- EOD intends to lobby in favor of the renewal, at favorable rates, of the Springville and Arcade electricity purchase contracts.

1993 Draft Master Plan

The Sardinia Master Plan developed in 1993 recommended the creation of three distinct zoning districts for commercial development. The three zoning districts recommended were as follows:

General Hamlet District -

This district was proposed to encompass the “downtown” areas of the Hamlets of Chaffee and Sardinia. The Plan recommended permitting commercial uses that would be harmonious with the residential neighborhoods in the Hamlets such as: small grocery stores, drug stores, hardware and retail trade stores, and offices for lawyers, physicians and realtors.

Business Highway District -

This district was proposed to encompass the land along Routes 16 and 39 outside of the Hamlets of Chaffee and Sardinia. The Plan recommended permitting the types of businesses that need large storefronts and/or depend on accessibility by automobile such as: convenience stores, drive-in restaurants, and outdoor sales.

Manufacturing District -

This district was proposed to encompass three separate areas in the Town, i.e., the north-west corner of the intersection of Routes 16 and 39, the area along Hand Road adjacent to the landfill, and the area along the Norfolk Southern railroad

ment of farm markets or agricultural tourism (such as the “maize maze”, hay rides or similar activities.

Potential Industrial Park Site –The former gravel mine in the southeastern corner of the Town (south of East Schutt Road and east of Route 16) is being reclaimed, and may offer some potential for future industrial development. The property is within the Arcade electric district. The property also has the greatest potential for being served with Arcade water and sanitary sewer service.

Factors that will constrain the future use of this property for industrial development after the reclamation is complete include the following:

- The topography of the land
- The proportion of the property that will be within the Cattaraugus Creek floodplain
- The extent to which the soil that has been used to reclaim the mine has been compacted and is capable of supporting new structures without settling

Town Policies and Regulations

Town policies and regulations can help businesses compete. Town zoning regulations should provide fair standards for new development, to ensure that development is of high quality and protects the character of neighboring uses. Procedures should be streamlined to ensure that business development is not delayed by the review process.

Depth of Zoning Districts - The General Business, and Manufacturing and Industrial zoning districts are currently 500 ft. deep which is insufficient for many types of businesses. The existing 500 ft. depth also does not provide sufficient space to accommodate shared interior access and service roads.

Hybrid Light Industry - Retail Businesses - Many light industries have attached retail stores that are an integral part of the businesses. Light industrial businesses with attached retail stores need to be able to locate on parcels that have highway frontage. Zoning regulations need to allow for a mix of uses within the same parcel.

Communication - In addition, Town officials should communicate regularly with business representatives in order to understand the needs of businesses for Town services and other assistance.

Tools and Techniques

A number of tools and techniques are available to attract new business development, retain existing businesses, and/or encourage existing businesses to expand in the Town of Sardinia. The following tools and techniques are available to the Town of Sardinia:

Zoning Regulations

The Town of Sardinia has responsibility for promulgating, administering and enforcing land use regulations. The Town can establish zoning districts and zoning regulations that will permit and encourage appropriate types of commercial and industrial development in those areas of the Town that have the most potential and are best suited for such development.

Existing zoning regulations provide for the following two types of zoning districts for commercial and industrial uses in Sardinia:

The **General Business District** encompasses the land along the Route 39 - East Schutt Road corridor, along Genesee Road east of Savage Road, and along Route 16 between Genesee Road and the Hamlet of Chaffee. The uses permitted in the General Business District include all uses permitted in the Residential and Agricultural District as well as the following:

- Retail stores and personal service shops
- Automobile service stations and repair shops
- Hotels, motels and trailer camps
- Passenger depots and terminals
- Funeral homes
- Cafes, restaurants, taverns
- Commercial recreational business
- Dry cleaning and laundromats

Special Uses permitted include:

- Drive-in businesses
- Auto sales
- Warehousing
- Contractor equipment and storage yards

The **Manufacturing and Industrial District** encompasses the land along the Norfolk Southern railroad line, along Route 16 both north of the Hamlet of Chaffee and south of Genesee Road to the Cattaraugus County line.

1993 Draft Master Plan (Continued from page 96)

line between East Schutt Road and the Hamlet of Chaffee. Commercial uses, light industrial and fabrication businesses were recommended for this district. Residential use in this district would have been prohibited.

Although the draft Master Plan recommended these changes to the zoning regulations, no changes were made.

County Initiatives

Various Erie County agencies administer several programs to foster economic development throughout Erie County. Most of the programs provide low-cost financing to businesses and are available to eligible business in the Town of Sardinia.

Regional Development Corporation (RDC) - RDC offers five different low cost financing programs:

- Regular Loan Program
- 65/35 Loan Program
- Small Lending Program
- Micro Business Loan Program
- Contract Loan Program.

Industrial Land Development Corporation (ILDC) - ILDC administers the Erie County Business Development Fund (ECBDF) revolving loan program and the SBA 504 Fixed Asset Loan Program.

Erie County Industrial Development Agency (ECIDA) - ECIDA issues Industrial Revenue Bonds to provide businesses with low-interest loans and sales tax exemptions on construction materials, mortgage recording taxes exemptions and real property tax exemptions.

Buffalo Niagara Enterprise (BNE) - BNE is actually a private agency affiliated with the Niagara Partnership (Chamber of Commerce). BNE markets, nationwide, industrial sites located in Erie County.

Tools and Techniques *(Continued from page 97)*

The uses permitted in the Manufacturing/Industrial District include uses permitted in both the Residential and Agriculture District and the General Business District (excluding residential uses) as well as the following:

- Manufacturing and processing of an unobjectionable nature
- Contractor equipment and storage yards
- Storage of volatile materials
- Warehousing
- Lumber and building supply yards

Uses that are prohibited include:

- Food processing
- Slaughtering of animals
- Distilling, rendering or reducing organic materials
- Manufacture of cement, chemicals, explosives, fertilizers, gas, glue, gypsum, lime or plaster of Paris
- Smelting of ore
- Residential uses

The existing zoning regulations provide for the Town Board to prepare a list of permitted unobjectionable businesses and to update the list from time to time. No such list has ever been prepared.

The Town's existing zoning regulations no longer permit gravel mining in the Town. Pre-existing, non-conforming gravel mines may continue to operate, but are not permitted to expand. The constraint on expansion, however, is being contested in Court, but a court decision has not yet been rendered.

Town Board approval for landfills and modification and expansion of existing landfills is required under existing zoning regulations. Such land use is, however, not specifically identified as a permitted use in any of the current zoning districts.

Site Plan Review

The Town of Sardinia Site Plan Review regulations require the proposed construction for new businesses or for the expansion of existing businesses to undergo site plan review. Site plan re-

view provides the Town with the means to regulate the layout of the new development on the parcel and is used to ensure that the new construction does not adversely impact adjoining properties and to preserve natural resources or natural features of the parcel.

Business Investment Property Tax Exemptions

Section 485-b of the New York State Real Property Tax Law permits municipalities to provide property tax exemptions to businesses that invest a minimum of \$10,000 in building construction or building improvements. Municipalities may exempt a portion of the increase in the assessed value of the property that is attributable to the construction or improvements made. Fifty-percent is exempted during the first year and the exemption is reduced by 5% in each subsequent year until it is phased out at the end of the tenth year.

Industrial /Business Parks

Industrial/business parks provide space for new industries and businesses, and for the expansion of existing industries and businesses. Industrial/business parks may be established privately or by municipalities. In today's competitive age, industrial/business parks sites must be "shovel-ready" (i.e., all utilities and roadways must be installed ahead of time) so that companies are able to quickly construct buildings.

Establishing a shovel-ready, industrial/business park requires a significant investment of funds which is beyond the financial capability of the Town of Sardinia. Moreover, Federal and State funding for establishing industrial parks on speculation are no longer available. The most feasible approach in the Town of Sardinia would be for the establishment of a private industrial park.

Section 108 Loan Program

The Section 108 Loan Program is a program available to the Town of Sardinia through the U.S. Department of Housing and Urban Development (HUD). The program is designed to provide loans to businesses at below market rates in exchange for the businesses creating jobs that principally benefit low and moderate income persons. Under the program, the municipality in which the business is located borrows the Section 108 funds, and in turn lends the funds to the business. As the business repays its loan to the municipality, the municipality in turn repays its loan.

Recommended Actions:

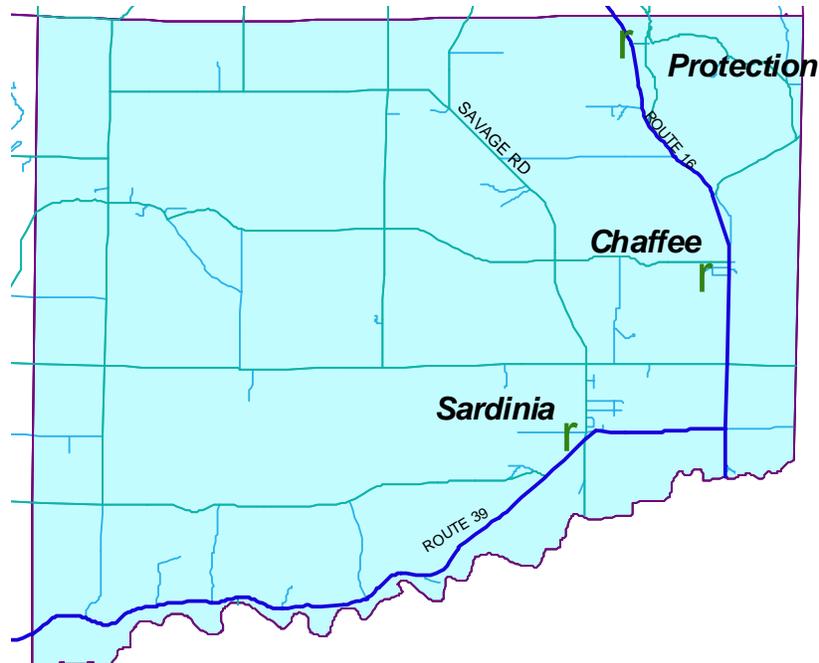
Revise zoning regulations and review procedures to accomplish the following:

1. Designate business districts to allow both commercial and industrial uses in appropriate areas as identified on the Future Land Use Map
2. Increase the depth of commercial and industrial districts to 1,000 ft.
3. Continue to permit hybrid industrial–retail businesses in the industrial-use districts.
4. Permit small-scale business development within the Hamlets of Chaffee and Sardinia that would be compatible with nearby residential neighborhoods.
5. Permit the establishment and operation of farm markets that sell farm products and goods that are not grown or produced on the property on which the market is located.
6. Continue to permit the establishment and operation of bed and breakfast inns, trailer camps and outdoor recreational businesses in the Town.
7. Develop and utilize design standards to ensure that buildings that are constructed or modified in the Hamlets of Chaffee and Sardinia for commercial use have a scale and appearance that is in harmony with the residential neighborhoods.
8. Streamline the review and approval processes to minimize the time between application submission and issuance of zoning, special use and building permits.
9. Coordinate the Town’s site plan review with NYS Dept. of Transportation’s highway access permitting process to encourage and facilitate the use of shared access driveways and internal roadways using cross-access easements
10. Designate one Town official to serve as an economic development liaison between the Town and the Erie County Industrial Development Agency (ECIDA), the Industrial Land Development Corporation (ILDC) and the Regional Development Corporation (RDC), and to shepherd zoning and building permit applications through the review and approval process.

Recommended Actions *(Continued)*

11. Continue to provide property tax incentives for commercial development and redevelopment through Section 485-b of the NYS Real Property Tax Law.
12. Make Section 108 financing to local businesses that need low cost financing, and for which RDC, ILDC and ECIDA financing is not suitable and/or not available.
13. Encourage commercial developers to donate cross-access easements for use for internal roadways and shared access driveways with adjoining commercial parcels.
14. Encourage the establishment of a private industrial/business park on the former gravel mine site in the Southeastern corner of the Town.

Hamlets



GOALS

- ◆ Encourage improvements and development within the Hamlets that reinforce the small town, neighborly, and pedestrian-friendly atmosphere
- ◆ Encourage additional business development, of appropriate scale and with appropriate buffers, within the Hamlets of Chaffee and Sardinia
- ◆ Encourage additional housing development within the Hamlets of Sardinia and Chaffee
- ◆ Improve pedestrian circulation within the Hamlets
- ◆ Develop trails to link the Hamlets with the Town Parks
- ◆ Develop a focal point within the Hamlet of Sardinia that is consistent with its historic character
- ◆ Ensure a continued and reliable supply of high quality water to water customers in the Hamlet of Chaffee
- ◆ Reduce the speed of traffic along Route 16 through the Hamlet of Chaffee.

Background Information

Three Hamlets are located within the Town of Sardinia: Chaffee, Sardinia, and a portion of Protection. This section includes information about the history, existing land uses and other defining characteristics of these Hamlets.

History

Hamlet of Sardinia. The Hamlet of Sardinia was settled in the early 1800's. Stores and service businesses such as blacksmith shops and hotels developed along Schutt Road, Main Street, and in the "triangle." Mills and factories located along Hosmer Brook. By 1855, a saw mill and a grist mill had been developed along Hosmer Brook, several stores and service businesses were operating, a Methodist and a Baptist church had been constructed, and a one-room schoolhouse was in use.

Several historic buildings are located within the Hamlet. (See Map 14 following the Historic Resources section.) A former store and post office, built in 1847, is located on the northeast corner of Schutt and Savage Roads. The former Baptist Church in the town, constructed in 1829, closed in 1915 and was later used as the Sardinia Town Hall. The building now houses the Historical Museum and is used by several community groups. The former Methodist Church at 12849 Schutt Road, later used as a general store and a series of hardware stores, currently houses apartments.

A 100-foot tall liberty pole was erected at the intersection of Schutt and Savage Roads after the Civil War. The pole was shortened over the years, and was removed in 1959 after being damaged by an automobile.

A "narrow gauge" railroad, constructed in 1878, connected the Hamlet of Sardinia with Springville and Chaffee.

In the late 1970's, Route 39 was straightened to eliminate the sharp curve near the triangle. A former grocery and hardware store was demolished.

In 1973, Sardinia Supply built the large blue building in the area known as the "triangle." The building is currently occupied by a manufacturing company (Steel & O'Brien.)

Hamlet of Chaffee. The Hamlet of Chaffee became a thriving community following the construction of the Springville and Sardinia Railroad in the mid-1800's. A fire in 1895 destroyed many of the original commercial buildings in the Hamlet. However, many historic buildings remain.

Background Information *(Continued from page 104)*

The Baptist Church on Grove Street, constructed in 1896, is still active. The Methodist church at 13440 Allen Road, also constructed in 1896, was converted into a residence and now houses apartments.

A hotel constructed in 1894, later called the Commercial House and the Radio Inn, is currently operating as the Chaffee Hotel. The Shaw Hotel, which was torn down in 1938, occupied the current site of the Briggs Street Fire Hall. Former stores that have been converted to residences are located across from the present fire hall and on Allen Road. The Odd Fellows Hall was constructed in 1910, and the Chaffee Mills was constructed in 1908. The former Grange Hall in Chaffee is now privately owned and is located south of the Chaffee Hotel. A former cheese factory is currently occupied by Rice & Sons.

Hamlet of Protection. The Buffalo, New York and Philadelphia Railroad built a depot in the Hamlet of Protection in 1871. Several hotels and stores were constructed over the years. The former Glaser House, constructed in 1909, is now a private residence at 13209 Miller Avenue. A former dry goods store, built in 1881 across from the Glaser House, is also a residence. The Protection Methodist Church on South Protection Road, built in 1881, is still active.

As trucks and automobiles took the place of rail as the primary means to transport goods and people, the Hamlets of Sardinia, Chaffee and Protection changed. However, the Hamlets continue to support a mix of residential, business and community service uses.



Residents Survey Highlights

According to the Residents Survey, the most significant concerns in the Hamlet of Chaffee are, in order of significance:

- Needed improvements to the water system
- Housing and property maintenance
- Lack of sidewalks and public sewers

The most significant concerns in the Hamlet of Sardinia are in order of significance are:

- Lack of sidewalks
- Housing and property maintenance
- Lack of public water

Respondents from the Hamlets of Chaffee and Sardinia are divided with regard to future development in the Hamlets:

- About 1/2 of the respondents in each Hamlet would like the Town to encourage a mix of residential and commercial development.
- About 1/3 of the respondents in each Hamlet would like their Hamlet to remain unchanged.

Highlights from the Walking Tours

On Saturday, November 18, 2000 the consultants, members of the Comprehensive Plan Committee and the general public participated in walking tours of the Hamlets of Sardinia and Chaffee. The following topics were addressed during the tour.

Hamlet of Sardinia

- Sidewalks had been installed by the 1960's, but had deteriorated and been removed.
- The "U"-shaped residential subdivision at West Avenue offers a quiet residential environment.
- The Old Town Hall/ Historical Museum is a resource used by several community groups. The original interior is covered by new walls and suspended ceiling.
- A walking/ biking trail to the Town Park would improve access from the Hamlet.
- Some of the housing needs to be better maintained or improved.
- The old "Liberty Pole" at the intersection of Schutt and Savage Roads provided a focal point to the Hamlet. As business development in the triangle now includes more manufacturing and storage and fewer stores and service businesses, it no longer attracts pedestrian traffic. If existing businesses

Hamlet of Sardinia *((Continued from page 105))*

Existing land use—Hamlet of Sardinia

The "triangle" area in the Hamlet of Sardinia has historically been the focal point of the Hamlet, and has been occupied by a variety of businesses and community service facilities. Current uses are:

- Steel & O'Brien, a manufacturing facility (southwest corner)
- Mini-storage building (northwest corner, (southwest corner of Savage and Schutt Roads)
- Apartments (formerly the Methodist Church, built in 1842)
- Sardinia Supply (northwest corner)

Other businesses within the Hamlet include:

- B & F Archery on Creek Road (Route 39) approximately 1600 feet west of Savage Road
- A dealership on Myers Road
- Jeff's Auto Service at 12930 Schutt Road
- Rosie's Pub (south of Schutt Road, just north of the railroad)
- Shamrock Inn (southeast corner of Savage and the "triangle")

Community service facilities within the Hamlet include:

- Community Center/ Town offices at 12320 Savage Road
- The historic "Old Town Hall," currently occupied by the Historical Museum, at 12070 Savage Road
- Fire hall on Creek Road (Rt. 39), west of Savage Road
- Methodist Church, on Savage Road
- American Legion hall on Schutt Road just north of the "triangle" (built in 1951)
- St. Jude's Roman Catholic Church, north of the Hamlet at the northeast corner of Genesee and Savage Roads

Natural features

Most of the Hamlet is within the flood zone of Hosmer Brook. Steep slopes are located along the stream bank. These features limit development potential in the Hamlet.

Residential development

The first residential subdivision in the Town was developed in the Hamlet of Sardinia in 1956. Since 1993, approximately six (6) new homes have been constructed within the Hamlet

Town Park

The Sardinia Town Park is located at the north side of the Hamlet on the south side of Genesee Road.

Existing land use—Hamlet of Chaffee

Most of the businesses are located along Route 16, a major north-south arterial. Businesses located within the Hamlet include:

- Restaurant and tavern
- Gas station
- Pizza shop and post office
- Electronics shop (northwest corner of Route 16 and Grove Street)
- Car dealership (Located at the northwest corner of Route 16 and Lake Street, it has been in continuous operation by the same family since the 1920's.)
- Storage buildings (located along the railroad east of Route 16.)

Community service buildings include:

- Chaffee Community Baptist Church (located on Grove Street, it has been in continuous use since it was constructed in 1896.)
- Odd Fellows Hall (northwest corner of Route 16 and Allen Road)

Apartment buildings within the Hamlet are located at the southwest corner of Route 16 and Allen Road, and on the west side of Route 16 north of Allen Road. The remainder of the Hamlet consists of single and two-family dwellings on relatively small lots.

Two new homes have been constructed within the Hamlet since 1993. These residences are located on Allen Road.

Public utilities

The Hamlet is served by a private water supply company, Chaffee Water Works. All of the properties within the Hamlet rely on on-site septic systems.

Highlights of Walking

Tours *(Continued from page 106)*

leave, there may be an opportunity to turn part or all of the “triangle” into a Hamlet “common” or “green.”

Hamlet of Chaffee

- *The most significant issue is the speed of traffic through the Hamlet. It is difficult to cross Route 16 (Olean Road) in the center of the Hamlet. Speeding truck traffic rattles windows.*
- *The downtown area is compact. A new restaurant and tavern (Milestones) offers the type of service that has historically been available in the Hamlet. The owner is considering reconfiguring the flow of traffic to the parking lot in order to improve safety.*
- *Poor water pressure is a concern of residents and businesses in the Hamlet.*
- *Some areas of the Hamlet lack sidewalks.*
- *Old power lines hanging from poles along the railroad are an eyesore and should be removed.*
- *Some of the housing shows signs of deferred maintenance.*



Erie County's "Guiding Principles"

The Erie County Department of Environment and Planning's "Guiding Principles to Land Use Planning" state that preservation of "rural service centers," including the Hamlets of Sardinia and Chaffee, is "critically important." The Hamlet of Sardinia is considered to be of "countywide significance" and the Hamlet of Chaffee is of "local significance."

"Rural service centers" have a unique character and typically:

- Provide essential services for rural residents;
- Contain historic structures, as they were the locations of early settlements; and
- Have some infrastructure to support development.

In order to encourage the preservation of hamlets such as Chaffee and Sardinia, the Guiding Principles recommend that local governments enact zoning regulations that:

- Provide housing opportunities in and near the Hamlets;
- Regulate signs to restrict "large garish signs."

Issues and Opportunities

Sardinia, Chaffee and Protection

Provide distinctive residential environments

Each of the three hamlets in the Town of Sardinia offer distinctive residential environments, with a pedestrian-friendly, small-town atmosphere. Houses are close enough together to allow neighbors to mingle, and most residential streets are quiet and attractive.

Encourage an appropriate mix of business and residential uses

A mix of business and residential uses is appropriate in each of the Hamlets, provided that the businesses are of a scale that does not impact the quality of the residential environment.

Encourage residential development that is consistent with the existing scale and patterns

Future residential development in and around the hamlets should continue the patterns that have been established to date. The design of new development should follow design standards that are appropriate to hamlets. Sample design guidelines are described in the publication "Hamlet Design Guidelines," published by the Dutchess County Department of Planning and Development, and other sources available from the Erie County Department of Planning and Environment.

Retain historic buildings and features

Each of these Hamlets are historic settlements. Many historic buildings and sites continue to provide a physical link to the past. Future development and re-development should be consistent with the historic character of existing buildings and street layouts. Historic sites and buildings should be retained whenever possible.

Hamlet of Sardinia

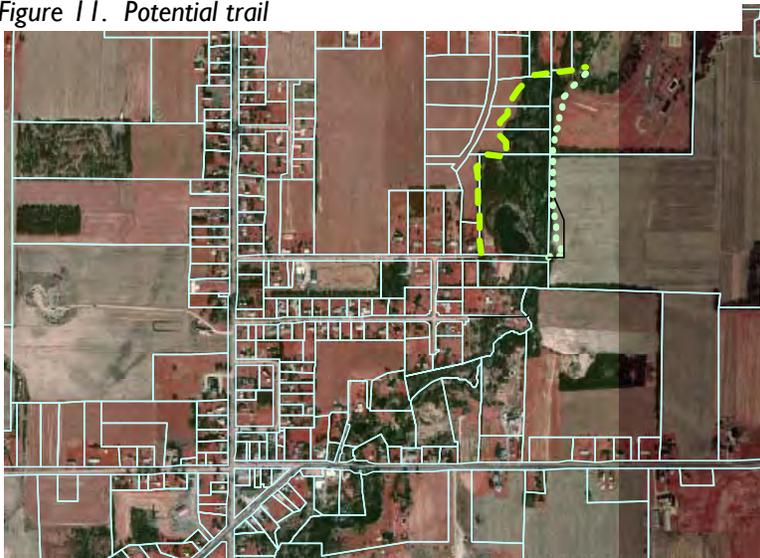
Improve pedestrian circulation

Public sidewalks are present along portions of Savage Road and West Schutt Road. Additional sidewalks would make walking easier and more pleasant. The sidewalks along the north side of West Schutt Road and the west side of Savage Road are scheduled for replacement. (See Figure 10).

Develop a hiking/ biking trail between the Hamlet and the Town Park

A pedestrian/ bicycle trail to connect the Hamlet of Sardinia and the Town Park, located on the south side of Genesee Street, would improve access to the Town Park for residents of the Hamlet, and would provide a new recreational opportunity for visitors to the Town Park. There may be an opportunity to build a trail starting at the end of Meyers Road. Easements would be required to allow the trail to traverse privately owned property. The construction of a bridge across Hosmer Creek would provide the most direct route to the Town Park. A route along the west side of the Creek would require easements across several additional parcels. (See Figure 11).

Figure 11. Potential trail



Potential trail locations from Meyers Road to the Town Park.

Retain community services within the Hamlets

The Hamlet of Sardinia remains a community gathering place, due to the presence of the Community Center, Town offices, Post Office, and several businesses.

Guiding Principles (Continued)

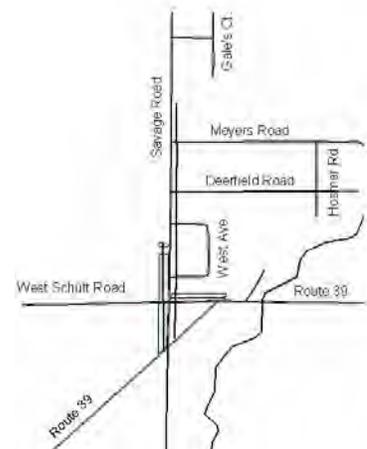
The Guiding Principles also recommend actions to:

- provide public parking,
- preserve historic buildings, and
- encourage government and community service facilities to locate or remain within the Hamlets.

Figure 10

Existing Sidewalks and Segments scheduled for Improvement

Hamlet of Sardinia



Re-design the “triangle” as a focal point for the Hamlet.

The “triangle” in Sardinia is the traditional focal point of the Hamlet. Future development within the triangle should be designed to present a favorable view of the Hamlet. A design study of the triangle area would provide guidance to the Town in planning and reviewing proposals for future development within the triangle. As businesses relocate from the triangle, there may be potential to redevelop a portion of the triangle into a town “common” or “green.” There may also be the potential to re-establish a visual focal point in the triangle.

View of Sardinia “triangle” - from the east

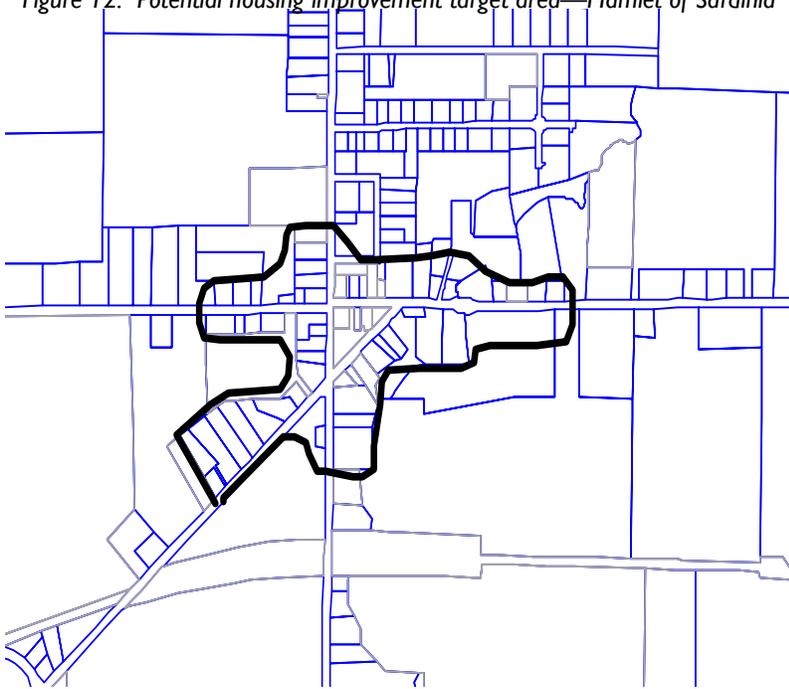


Encourage improvements to housing conditions

Some residential properties within the Hamlet may benefit from assistance in financing improvements. A target area for housing improvements should be considered in the area surrounding the “triangle.” Several residential buildings in this area are either deteriorated or in need of minor improvements. (See Figure 12).

Assistance in financing housing improvements may be available from Erie County’s Community Development Block Grant funds.

Figure 12. Potential housing improvement target area—Hamlet of Sardinia



Programs to improve residential properties may be targeted in the area surrounding the “triangle” in the Hamlet of Sardinia.

Hamlet of Chaffee

Reduce the speed of traffic along Route 16 through the Hamlet

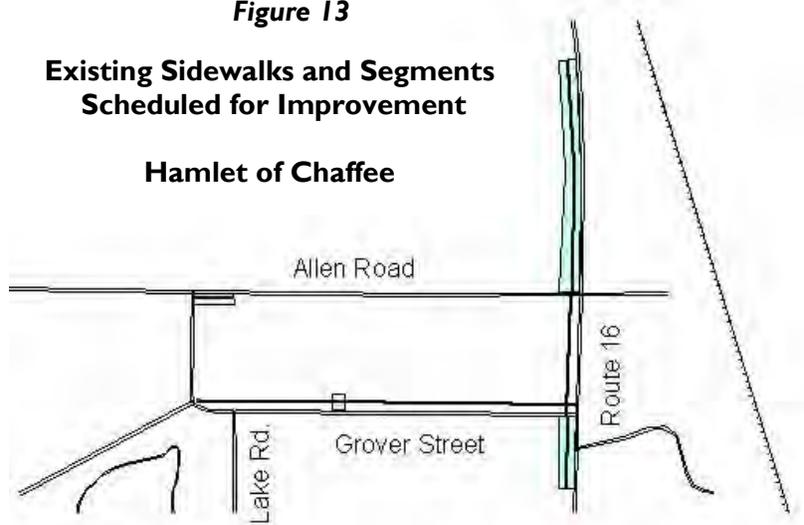
The speed of traffic along Route 16 through the Hamlet of Chaffee detracts from the character of the Hamlet. Traffic is noisy and makes it difficult to cross the street at the Post Office. The speed and volume of traffic creates a barrier between the west and east sides of Main Street in Chaffee.

The traffic conditions create challenges for businesses located along Route 16. Whenever possible, driveways from businesses should be aligned with cross streets.

Improve sidewalks

As shown in Figure 13, sidewalks are available along the west side of Olean Road (Route 16), the north side of Grove Street, and a small portion of Allen Road. Sidewalks along portions of Route 16 and along Allen Road are scheduled for improvements. Sidewalks contribute to a sense of neighborhood and help residents to walk within the Hamlet.

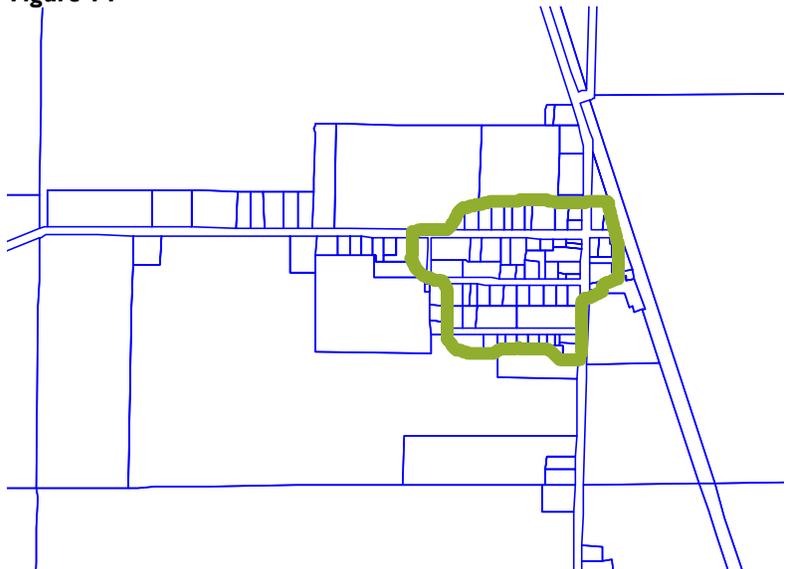
Figure 13
Existing Sidewalks and Segments
Scheduled for Improvement
Hamlet of Chaffee



Water system

The Hamlet of Chaffee is currently served by a private water system (See *Transportation and Infrastructure* Section.) Poor water pressure and other shortcomings of the water system affect existing businesses in the Hamlet and limits future development potential.

Figure 14



Potential target area for housing improvements—Hamlet of Chaffee

Highly productive agricultural land surrounds the Hamlet

As shown in Map 12 following the Farmland and Agriculture section, land surrounding the Hamlet of Chaffee contains highly productive (prime) agricultural soils. Improvements to the water system would increase pressure to develop these lands for non-agricultural purposes. The potential impact on farmland needs to be considered in planning for future infrastructure improvements in and around the Hamlet of Chaffee.

Encourage housing improvements

Some residences within the Hamlet of Chaffee are in need of improvements. Programs to assist property owners to make improvements to residences may be targeted in the central portion of the Hamlet (See Figure 14.) This area is highly visible to residents and passers-by. As a result, improvements here would make a significant impact on the character of the Hamlet.

Hamlet of Protection

The Hamlet of Protection is less well-defined within the Town of Sardinia than Chaffee and Sardinia. Most of what is considered the Hamlet of Protection is located within the Town of Holland.

Future development within the portion of Protection located in the Town of Sardinia is expected to be primarily residential. Future development should be consistent with the small town character of the Hamlet and surrounding areas.

Tools and Techniques

Zoning and Subdivision Regulations

The Town has the authority to regulate land use through zoning and subdivision regulations. Zoning determines the type and density of land use that is permitted within specified districts.

Currently, the Town of Sardinia's zoning regulations do not include a distinct zoning district for any of the Hamlet areas. Business and industrial districts are located along the State highways and railroads. Residential zoning districts require minimum lot sizes that are no different from those required in the undeveloped areas of the Town.

Hamlet zoning district may allow for the smaller lot sizes and setbacks that are typical within the Hamlet. They may also specify appropriate buffers for business uses.

Subdivision regulations allow the Town to monitor the shape and layout of new lots as they are subdivided from larger lots. Regulations typically address the relationship of the lot layout to natural features, such as streams, and also include requirements regarding roads and other infrastructure.

Public improvements

The Town may construct public improvements to correct existing deficiencies and to improve the quality of life. Grant funding may be available to defray the cost of such improvements. Public improvements may include trails, landscaping, sidewalks, or other structures and facilities. The Town may also contract with design professionals to undertake studies in advance of constructing such improvements.

Sources of funding

Funding for public improvements and housing rehabilitation are available through the Community Development Block Grant program (CDBG), a federal program administered by Erie County. This program is designed to assist residents with low or moderate incomes. Additional information on these programs is included in the Housing and Residential Development and Transportation and Infrastructure sections of this Plan.

Funding for design studies is available from the New York State Council on the Arts, Design and Planning program. Funds are awarded each year following a competitive application process.

Post Office Community Partnerships Act

The Post Office Community Partnership Act, proposed in Congress in 2001, would ensure that municipalities are involved in decisions to close or relocate post office facilities. Information about this Act is included in the Appendices.

Recommended Actions

1. Enact zoning regulations that acknowledge the unique characteristics of the residential and business areas within the Hamlets.
2. Undertake a design study for the redevelopment of the “triangle” area in the Hamlet of Sardinia.
3. Continue to install sidewalks within the Hamlets of Sardinia and Chaffee.
4. Develop a trail to link Meyer Road in the Hamlet of Sardinia with the Town Park.
5. Pursue funding for housing improvements within target areas in the Hamlets of Sardinia and Chaffee.
6. Work with the U.S. Postal Service to retain the post offices in Chaffee and Sardinia.
7. Implement a tree planting program in the Hamlets of Chaffee and Sardinia to provide for the replacement of dead and diseased trees as they are removed.

Historic Resources



GOAL:

- ◆ Encourage the protection of historic buildings and landscapes.

Background Information

The history of the Town of Sardinia is well documented in the 175th anniversary publication, [Sardinia 1821-1996](#). This book relates the history of the Town and identifies historic sites and buildings within the Town. None of the historic buildings in Sardinia is currently listed on the National Register of Historic Places.

The Town's Historical Society operates the Historic Museum within the old Town Hall on Savage Road in the Hamlet of Sardinia. The museum contains records and artifacts that document aspects of the Town's history. Exhibitions are organized periodically on specific themes.

Historic Resources

Some of the major historic resources within the Town are publicly owned. Most, however, are owned by private individuals, businesses and organizations.

Significant historic buildings owned by the Town are the Community Center and the old Town Hall. The Community Center currently houses the Town offices and is used by the youth recreation program and other community groups for meetings. This building was constructed as a high school in 1929 at a cost of \$60,000.



Historical Museum—Inside Old Town Hall

The former Town Hall was constructed in 1829 as the first Baptist Church. The church closed in 1915 and was purchased by the Sardinia Home Bureau Club. The Home Bureau Club used the building as a community hall and sponsored an annual community fair on the grounds. The building now houses the Historical Museum and is used by several community groups.



Old Town Hall — First floor interior

The interior of the building has been remodeled extensively. However, original features remain, hidden by a suspended ceiling and sheet rock walls. There may be potential to restore the building to its original condition. Such restoration would be consistent with its use as a community center.

Erie County, working with local representatives, has prepared a list of historic sites within the Town of Sardinia. These sites represent many of the remaining examples of historic architecture, as well as structures that were significant in the history of the Town. These sites are listed in Table 4, and their locations are shown in Map 14.

Table 4
Historic Sites Listing: Town of Sardinia

Site Number	Site	Location
1	Arthur J. Carlsen Home <i>Formerly Tillinghast Place</i>	12609 Genesee Road, Sardinia
2	Bela Colegrove House <i>Italianate style architecture</i>	Genesee Road, Sardinia
3	Nelson Hyde House	Genesee Road, Sardinia
4	Charles Rider House <i>Original Nelson Hopkins Home</i>	12939 Genesee Road, Sardinia
5	Richard S. Stojek	Genesee Road, Sardinia
6	L.D. Pattison House	Genesee Road, Chaffee
7	Clark Nichols House	Olean Road (Rt. 16), Chaffee
8	Oliver Farm	13639 Olean Road, Chaffee
9	Gordon Stockin House	Olean Road (Rt. 16), Chaffee
10	Olga Howell Home (Pine Echo) <i>Greek Revival Farmhouse</i>	11870 Olean Road, Chaffee
11	Robert R. Wilson Home <i>Intact early twentieth century structure</i>	Olean Road (Rt. 16), Chaffee
12	James Grady Home	Olean Road (Rt. 16), Chaffee
13	Thomas Kramer Home	Olean Road (Rt. 16), Chaffee
14	Odd Fellows Hall <i>Colonial Revival structure with original storefront</i>	Corner Allen Road & Olean Road Chaffee,
15	Former Chaffee School - Sardinia District #1	Olean Road (Rt. 16), Chaffee
16	Francis J. Holland Home	Allen Road, Chaffee
17	The Preston Rice Home	Allen Road, Chaffee
18	George Green House	13100 Allen Road, Chaffee
19	David Briggs Home <i>Greek Revival Style</i>	Allen Road, Chaffee
20	Edward Andera House <i>Halsey Johnson Place</i>	Corner Allen Road & Savage Road, Sardinia
21	Norman Heineman House	11450 Savage Road, Sardinia
22	Amos Nichols Home	Savage Road, Sardinia
23	Barber Shop (Ed. Cott Cottage)	Corner house on Schutt Road near Savage Road, Sardinia
24	Bigelow Store <i>Late 19th century store with falso parapet</i>	Corner Schutt & Savage Road, Sardinia
25	Sardinia Town Hall	Savage Road, Sardinia
26	Ira Cook House	12330 Savage Road, Sardinia
27	Ganceford Wood Home <i>Italianate style architecture</i>	Savage Road, Sardinia
28	Buffalo & Susquehanna Railroad Depot	12360 Savage Road, Sardinia
29	Sardinia United Methodist Church	Savage Road, Sardinia
30	Roderick Simons or Clark Crosby House	12350 Savage Road, Sardinia
31	Hannah Nott's Home	Schutt Road between Savage Road & Rt. 39, Sardinia
32	Horning Home	Schutt Road between Savage Road & Rt. 39, Sardinia
33	Sardinia Hardware	South side Schutt Road between Savage Road and Rt. 39, Sardinia
34	Julian Simons House	Between Savage Road & Rt. 39
35	Cherry Tavern	NE corner Rt. 16 at Schutt Rd. Chaffee
36	Florence Rupert Home	Schutt Road, Sardinia
37	Sears Homestead	12400 Springville Road, Sardinia
38	Rider-Hopkins Farm/ Olmsted Camp	12820 Benton Road

SOURCE: Erie County Department of Planning (2001) and Stuart I. Brown Associates

Issues and Opportunities

The historic resources in the Town of Sardinia contribute to the character of the community. They provide a physical link to the community's past.

The Historical Society is active in maintaining the Historical Museum and the records and artifacts that are donated to the Society. The museum is currently housed in the second story of the building. As there is no elevator, many people find it difficult or impossible to access the materials housed in the museum. The Historical Society has expressed interest in using space on the first story. However, renovations to the building would be required to make this move possible.

As the Town of Sardinia owns many historically significant buildings, it has the opportunity to retain the historic character of these buildings and restore them as funds permit.

The preservation of the historic buildings that are privately owned would require the participation of individual landowners. The Town and the Historical Society may be able to provide information about grant funding and technical assistance that may be available to individuals.



Erie County Guiding Principles

The Erie County Guiding Principles for Countywide Land Use Planning acknowledge the importance of historic and cultural resources to quality of life, a sense of community, tourism and economic development.

Historical resources that have countywide significance include those listed in the National Register for Historic Places as well as buildings and sites that meet the criteria established by the Erie County Preservation Board in the early 1980s (see Table 4). Cultural resources of countywide significance serve the cultural needs of the community in a unique, distinctive and high quality manner.

No historical or cultural resources within the Town of Sardinia have been officially designated as having countywide significance. However, the County worked with Town representatives to prepare a list of locally significant historic sites.

The Guiding Principles recommend that municipalities develop a process to inventory and designate locally important historic resources, and to protect these resources through zoning, site plan review, sign ordinances and easements.



Residents Survey Highlights

- *Just over one-half of the respondents to the Residents' Survey indicated that the Town should "take action to protect privately-owned historic properties."*
- *A total of 25% said that the Town should not take such action, and 20% had no opinion.*

Tools and Techniques

Techniques available to local governments to encourage the preservation and restoration of historic buildings include both recognition programs and regulatory approaches.

Recognition programs for privately owned buildings

The National Register of Historic Places recognizes buildings, sites and landscapes that are historically and architecturally significant. The program does not provide protection to privately owned buildings. However, public money cannot be used to alter or demolish buildings that are in a Historic District or are individually listed on the National Register without a formal review of the impacts.

Municipalities may develop their own recognition program to designate historic structures or to acknowledge private efforts to restore or rehabilitate historic buildings. Such a program would send a message to the public that historic preservation is important to the community, and may encourage private property owners to restore historic buildings.

Municipalities may also provide information to private property owners to assist in restoration and rehabilitation efforts. There is a considerable amount of literature and technical assistance available to ensure that restoration and rehabilitation of historic buildings is done in a manner that is consistent with the building's historic character and that does not damage the building's architectural features or materials.

The Town may undertake a formal survey of the historic resources in the Town. Such a survey could form the basis for a recognition program or a regulatory program.

In the 1980s, the Erie County Preservation Board adapted the criteria for listing historic sites in the National Register in order to establish criteria for historic resources of countywide significance. The Town may use similar criteria to designate, on a formal or informal basis, historic resources of local significance. Sample criteria for determining the historic significance of local sites and properties are included in Table 5.

Regulatory techniques

Municipalities may establish regulations to protect historic buildings. The process typically requires the designation of certain historic buildings as "landmarks," or the delineation of an area as a "Historic District." A citizen board, usually known as the

Table 5

Criteria for Determining Historic Significance

Landmarks

- a. Those structures associated with the lives of individuals or of people significant in local history.
- b. Structures associated with events significant in County history.
- c. Buildings associated with local history that embody the distinctive characteristics of a type, period or a method of construction.
- d. Buildings associated with local history that represent the work of a master architect or designer, or that possess high artistic value, or ones that represent a significant or distinguished entity, through whose components may lack individual or special distinction.

Landmark Sites

- a. Significant historic or cultural sites where buildings or structures no longer exist, such as a battlefield, cemetery, or other major facility.
- b. Sites which may yield information important to Erie County's history or pre-history.

Landmark Preservation Districts

- a. An area that has special (Historic) natural, scenic or aesthetic interest.
- b. An area that has special or distinctive (historic) geological or topographical qualities or character.
- c. An area that represents several periods or styles of architecture typical of different eras of history.
- d. Areas involved in Native American history, such as reservations and places associated with Native American culture.
- e. Areas in Erie County connected with significant events or cultural happenings or developments involving ethnic, religious groups or other groups of special historic interest.

SOURCE: Erie County Preservation Board

“Historic Preservation Commission” or “Landmarks Preservation Board,” is appointed to review applications for building permits that would affect historic landmarks or buildings within the Historic District. The board is responsible for ensuring that changes to historic properties are consistent with the historic character of the property.

Certified Local Government Program

The Certified Local Government Program of the National Park Service encourages municipalities to pass laws that provide for local review of development proposals that would affect historic buildings. Municipalities may be certified by the State Historic Preservation Office if they enact a law that designates local historic landmarks or district, and that establishes a procedure for reviewing proposed changes to designated properties. Certified local governments are eligible for grant funding that is set aside for participants in the program. Grants may be used for research, education, and restoration of properties.

Tax Incentives for Private Properties

Pursuant to the Farmer’s Protection and Farm Preservation Act, passed in 1996, property owners can claim a tax credit for up to 25% of the cost of rehabilitating a historic barn. Barns constructed or placed into agricultural service before 1936 are eligible, provided that the barn is used for agricultural purposes and meets the tax definition of “income-producing.” The rehabilitation must not “materially alter the historic appearance” of the barn. Costs incurred after January 1, 1997 are eligible. Technical information is available on the NYS Department of Parks, Recreation and Historic Preservation website, at www.nysparks.state.ny.us/field/fsb/barns.htm. This law also enables local governments to phase in the increase in assessed value that results from the rehabilitation of barns built before 1936.

Federal tax credits are available for the rehabilitation of historic and older buildings. A tax credit of 20% of the cost of rehabilitation is available for “certified rehabilitation” of “certified historic structures.” This credit generally applies to buildings that are on the National Register of Historic Places. The renovations must comply with the Secretary of Interior’s “Standards for Rehabilitation.” This credit applies only to buildings that are used for agricultural, commercial, industrial or rental residential purposes. Both the structure and the rehabilitation must be approved by the National Park Service. The project must also meet the guidelines set by the Internal Revenue Service.

A 10% tax credit is available for rehabilitation of “non-historic” buildings built before 1936. This credit applies only to “depreciable” buildings that are used for non-residential pur-

poses. The renovation must be “substantial,” exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. Certain guidelines apply for retaining external and external walls and the internal structural framework. The tax credit must be claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. There is no formal review process for the rehabilitation.

Grant funding

Grant funding is available to both private and public owners of historic properties. In 2000, the **NYS Office of Parks, Recreation and Historic Preservation** made \$2 million in grant funding available to restore and preserve historic barns and related agricultural buildings. Similar funding opportunities may be available in the future.

The **Preservation League of New York** administers a program to provide grants to municipalities and not-for-profit agencies for cultural resource surveys, historic structure reports, and historic landscape reports. Grants awarded are usually between \$3,000 and \$15,000. The application is usually due in May, with applications available in January.

The **Rural New York Grant Program** has provided grants of up to \$5,000 for surveys, studies and public education projects. Local governments and not-for-profit agencies are eligible. Grant applications were not accepted in 2000. Information on grant availability in 2001 is expected to be announced in the near future.

The **New York State Council on the Arts** provides grants to local governments and not-for-profit organizations for planning and design, capital funding, and independent projects. The application deadline is generally March 1 of each year. Information is available from Anne VanIngen, Director, Architecture, Planning and Design, NYS Council on the Arts, 915 Broadway, New York, NY 10010, (212) 387-7013.

Funding is also available from the NYS Office of Parks, Recreation and Historic Preservation, under the **Environmental Protection Fund**, for the preservation and restoration of historic properties.

The **New York Landmarks Conservancy** provides grants for historic religious buildings that are owned by a religious institution and are listed in the State or National Registers of Historic Places. The maximum grant is \$15,000. Deadlines are May 1st and November 1st of each year.

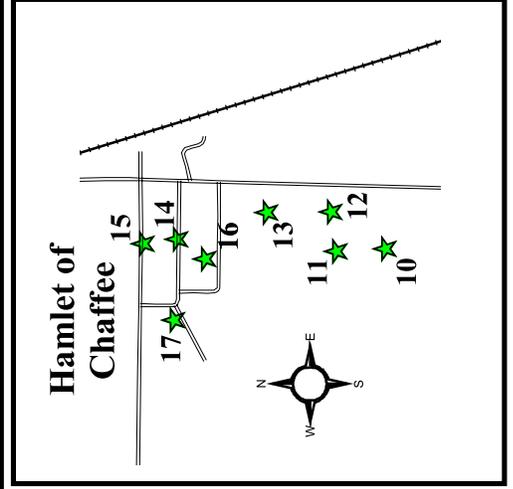
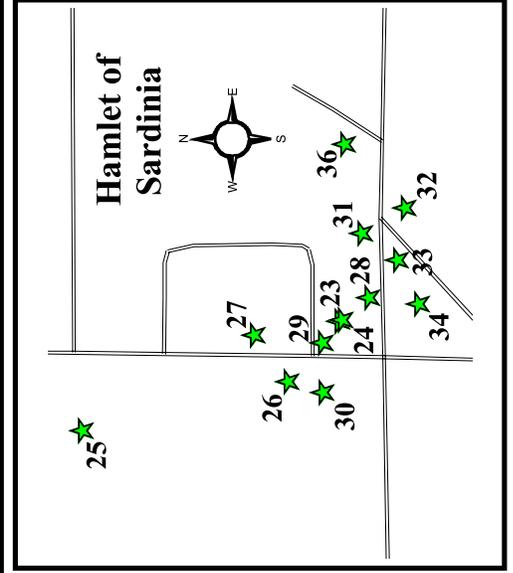
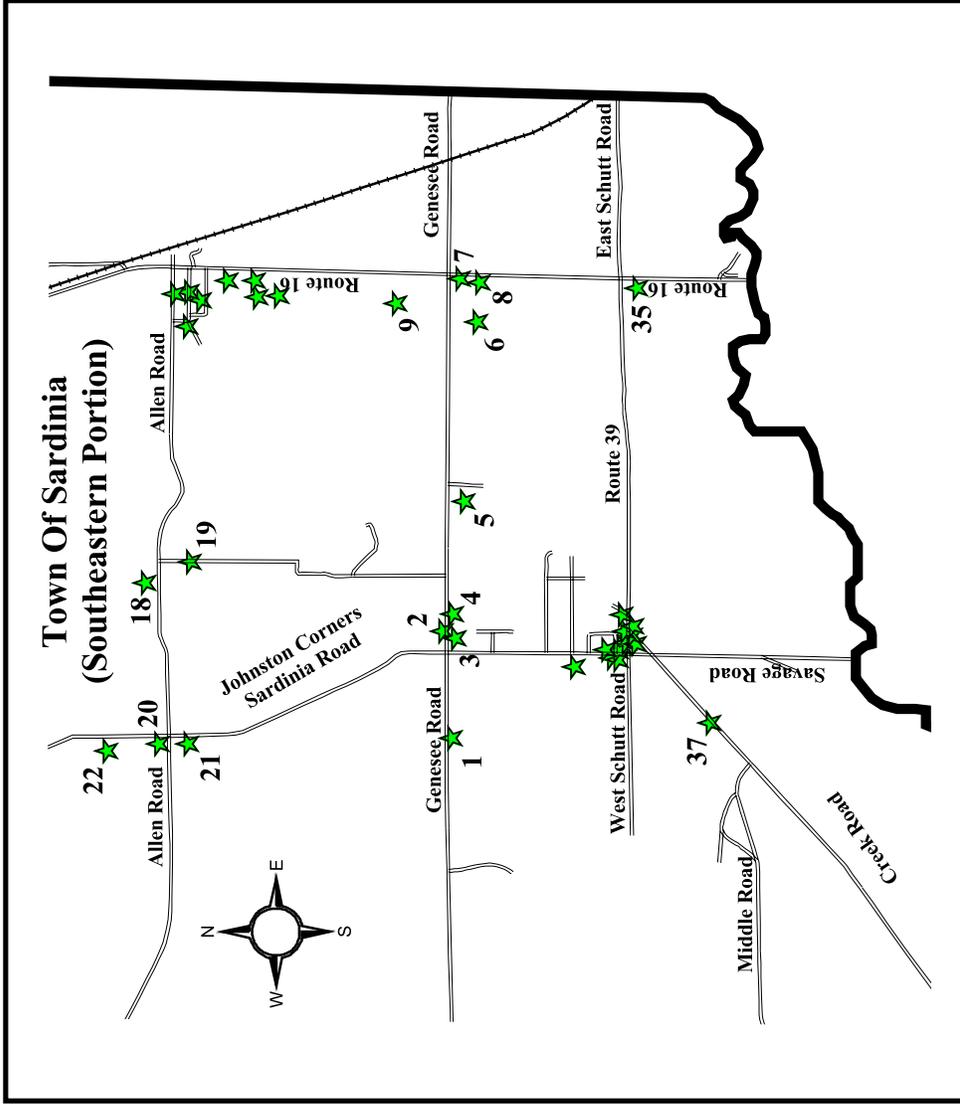
Recommended Actions

1. Establish a recognition program for privately owned historic buildings.
2. Provide information to owners of historic buildings and properties regarding grant programs.
3. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.
4. Maintain the community center and the old Town Hall. Ensure that historic features of these buildings are retained.
5. Seek funding to renovate the interior of the old Town Hall
6. Continue to support the Historic Museum by providing exhibit space in the old Town Hall.

Map 14

Site of Local Historic Significance

Town of Sardinia Comprehensive Plan



General Map Features

Town Boundary

Roadways

Historic Site Features

Historic Sites



Stuart I. Brown Associates, Inc.
Planning and Management Consultants

Adopted December 2003

Parks and Recreation



GOALS:

- ◆ **Maintain and improve the existing Town Parks.**
- ◆ **Develop trails to link the Hamlets with the Town Parks.**
- ◆ **Improve recreational opportunities for youth and other Town residents.**



**Residents
Survey
Highlights**

- 78.4% of respondents indicated that there is no need for an additional Town park.
- The frequency that someone in the respondents' families use the Town parks is as follows:
 - ◊ A few times each week (18.7%)
 - ◊ A few times each month (12.4%)
 - ◊ A few times each year (29.6%)
 - ◊ Seldom or never (39.3%)
- Improvements to Town Parks that respondents would most like are listed below. The frequency that each was selected is in parentheses.
 - ◊ Develop bike paths to link the parks and the Hamlets to the parks (246)
 - ◊ Install an ice skating rink (238)
 - ◊ Construct and/or improve walking and nature trails (232)

Background Information

This section describes the existing parks, recreational facilities and programs, evaluates the issues and opportunities relating to parks and recreation, identifies funding sources and other tools available to the Town for improving recreational opportunities and facilities, and recommends actions.

Numerous parks and recreational facilities and programs are available to Sardinia residents. These facilities include Town parks and recreation programs, a County park and the Erie County Forest system, private commercial and non-profit facilities such as campgrounds, hunting clubs, and retreat centers, as well as several trail systems. The locations of these facilities are shown on Maps 15 and 16.

Town of Sardinia Parks and Recreational Programs

The Town of Sardinia has three Town parks. Chaffee-Sardinia Town Park is located on Genesee Road at the edge of the Hamlet of Sardinia. Manion Park, is located in the southeast part of the Hamlet of Chaffee. Community Center Field is located behind the Sardinia Community Center in the Hamlet of Sardinia. Each park has been developed to varying degrees. The following table identifies the facilities contained in each park.

**Table 6
Existing Park Facilities**

Existing Facilities in Town Parks	Chaffee-Sardinia Park	Manion Park	Community Center Field
Playground	1	1	1
Picnic Pavilion	4	3	
Rest Room	1	1	1(a)
Basketball Court	1	1	
Tennis Court	2		
Baseball/Softball Field	2		1
Swimming Pool	1		

(a) Rest Room facilities are available in the Community Center during times the building is open.

Chaffee-Sardinia Park is the largest of the Town parks. It was developed by the Kiwanis Club in the 1950's and has been operated by the Town since 1966. The park contains picnic pavilions, an equipped children's playground, two tennis courts, a basketball court, two baseball/softball fields, a swimming pool and rest room facilities. The Park is kept open in the winter for sledding. The Casey Stengel Little League organization uses the park to provide a summer baseball program for the youth of the community.



Manion Park, which was developed in the mid 1980's, contains picnic pavilions, an equipped children's playground, a basketball court, a baseball/softball field, and rest rooms.



In addition to the two parks, the Town manages the **Community Center Field**, located behind the Town Community Center on Savage Road. The facility contains a baseball/softball field and an equipped children's playground. Although there are no rest rooms at the field, the public rest rooms in the Community Center are accessible during Town business hours.

Residents Survey

Highlights (Continued from page 130)

- ◇ Improve / install more playground equipment (178)
- ◇ Improve / construct more picnic shelters and tables (171)
- ◇ Install in-line skating rink/ramps (153)
- ◇ No Improvements Needed (119)
- When asked about the need for additional recreational facilities and programs for teenagers:
 - ◇ 32.8% said they are much needed
 - ◇ 33.9% said they are somewhat needed
 - ◇ 14.8% said they are not needed
 - ◇ 18.5% expressed no opinion

The Town operates a youth **summer park program** at the Chaffee-Sardinia Town Park. The program includes arts and crafts, games, and swimming lessons. In the past, the Town has also offered baseball, soccer and tennis instructional camps as part of the summer program. Pioneer Central School District provides free lunches to youth who participate in the program. The program is open to both Sardinia and non-Sardinia youth. Non-Sardinia youth are charged a fee to participate.

The **Sardinia Community Center** located on Savage Road in the Hamlet of Sardinia, was the Town's High School until 1945. The gymnasium, located in the basement of the building, is available for recreational programs weekday evenings and weekends. The Town provides a recreational program for youth on Friday evenings in the Town Community Center gymnasium. The Community Center gymnasium is also used from time to time by youth and adults for informal pick-up games of roller hockey and basketball.

The Town's Youth Committee, an advisory committee, assists the Town Board to provide the summer parks program and the Friday night youth recreation program at the Sardinia Community Center. The Committee makes recommendations for park improvements, interviews applicants for lifeguard positions and organizes a picnic for the summer parks program participants. The Youth Committee also organizes activities for the Friday night youth program and arranges for adult supervision.

Erie County Parks and Forest

Sprague Brook County Park - Sprague Brook County Park, located at the extreme northwest corner of the Town of Sardinia, is a 974-acre facility regional park. Approximately one-half of the park is within the Town of Sardinia and one-half within the Town of Concord. The main entrance is located approximately 1,550 feet east of Route 240 on Foote Road.

Sprague Brook Park features 130 campsites in three large campgrounds with rest room and shower facilities. Other recreational facilities include: picnic pavilions, playgrounds, tennis and basketball courts, baseball/softball fields, hiking and cross country ski trails, snowmobile trails, fishing lakes, and campsites

Erie County Forests - Erie County owns and manages five blocks of forested land within the Town of Sardinia totaling approximately 1,400 acres. Three of the parcels are located along Genesee Road in the central part of Sardinia, one is located along Wagner Road north of the Hamlet of Chaffee, and the other is located south of Sprague Brook Park. The County Forest was es-

tablished to reforest abandoned farmland for timber production, wildlife habitat, and watershed protection.

The block on the south side of Genesee Road, located between Warner Gulf and Mehn Road, is the largest with 857 acres. It is the only parcel that contains recreational facilities, including picnic pavilions and multi-purpose trails. The parcel also contains a sugar shack (used for educational purposes) and a saw mill. A former 4-H camp is being refurbished and converted into an educational facility known as the Woodlands Environmental Educational Center. The other parcels of land are undeveloped and contain no recreational facilities. Hunting is prohibited in all of the forests.

Erie County has recently begun to develop a new forestry management plan. The planning process is expected to take approximately 18 months to complete. The first year will involve collecting information, conducting an inventory, evaluating soil conditions, examining water quality issues, etc. The public will be invited to provide input for the plan. The plan is expected to be completed by the end of 2002.

Trail Systems

The Conservation Trail - The Conservation Trail is a hiking trail that extends from Allegany Park to the City of Buffalo. Most of the trail traverses private land. The trail is maintained by the Foot Hills Trail Club. The Finger Lakes Trail Association provides liability insurance to indemnify the owners of the property on which the trail is located.

Snowmobile Trails – The Sardinia Snowmobile Club has established snowmobile trails on private property within the Town of Sardinia. Members of the club are responsible for marking the trails and for ensuring that its members abide by snowmobiling rules established by the club. Signs posted by the clubs prohibit All-terrain vehicles and ask users to stay on marked trails.

Map 16 depicts the locations of the Conservation Trail and the various snowmobile trails in the Town and surrounding areas.

Fishing

The NYS Department of Environmental Conservation manages a public fishing access along the north side of Cattaraugus Creek on the east side of Route 16.



Erie County Guiding Principles

The Guiding Principles recommend that municipalities preserve and enhance regionally significant park and open space resources. It suggests the following local actions:

- *Incorporate provisions in local land use plans and regulations to buffer parks and open spaces from the adverse impacts of adjoining land uses.*
- *Designate important parks and open spaces as “critical environmental areas” under the State Environmental Quality Review (SEQR.) process.*
- *Inventory open spaces to identify suitable areas for inclusion in the Erie County park system.*
- *Assisting Erie County to identify potential greenway corridors to connect regionally significant parks and open spaces.*
- *Acquire open spaces and land for local parks. Acquisition can be funded with Federal and State grants, and local funds and/or through public-private partnerships.*



Other streams in the Town, including Hosmer Brook, are highly valued as trout streams. Access is available from the Town Park, roadways and private property.

Private recreation facilities

Several privately owned parcels are currently used or have been preserved for natural resource conservation. A block of land in the northern part of the Town, containing more than 600 acres, is owned by the Girl Scouts and used for camping. This land is primarily forested and is expected to remain largely in its natural state as long as it is owned by the Girl Scouts. Adjoining the Girl Scout property, a privately-owned 161-acre parcel is used for camping. The 184-acre parcel known as the Olmsted Camp, located on Benton Road adjoining Cattaraugus Creek, is protected by a conservation easement held by the Western NY Land Conservancy.

The Erie County Conservation Club owns property on the south side of Genesee Road, just west of the County Forest. The Rod and Gun Club has property on the north side of Middle Road.

The Rolling Hills Golf Course is located on the east side of Route 16 between Chaffee and Protection.

Rice Cabins offers rental cabins for vacationers in a wooded setting surrounding a large lake.

Issues and Opportunities

Existing parks and recreational programs and facilities provide recreational opportunities to residents and attract visitors from other areas.

Town Parks

The three existing Town parks provide sufficient land to meet local needs. With 46.4 total acres, there is one acre of Town parkland for every 58 Town residents, which exceeds the County average of one acre of municipal parkland for every 93 residents.

With Sprague Brook Park located in the northwestern portion of the Town, sufficient County parkland is available in the Town.

Continued maintenance of existing facilities is essential. Some facilities are in need of improvement. New equipment and facilities may be needed to meet the changing demands of the community. For example, the residents' survey demonstrated significant public demand for an ice skating/ roller hockey rink, bike trails to link the Town parks and nature trails. These recreational items represent public priorities for expanded recreational opportunities. As youth accessibility to the basketball court in the Sardinia Community Center gymnasium is very limited and as demand for use of the basketball courts is significant, the installation of outdoor basketball courts with lighting adjacent to the Community Center represents a way to address the limited accessibility to the gymnasium.

A Master Plan for park improvements would help the community to further evaluate existing facilities, assess the need for new facilities, present a concept plan for the placement of new facilities, and provide detailed cost estimates and a timeframe for implementation.

Town Recreation Programs

Community Center Youth Recreational Program - Although well attended years ago, the program has experienced dwindling attendance in more recent years. The Town also has had difficulty finding adult volunteers or paid staff to supervise the youth who participate in the program.

Sardinia Community Center Gymnasium - Youth are permitted to use the gymnasium only under adult supervision. The facility is in use most weeknights. However, when adults are not available to provide supervision, the gymnasium is not accessible to youth.

Highlights from Focus Group Discussion

The Parks and Recreation Focus Group met on May 30, 2001 in the Community Center in Sardinia.

The group identified the following issues and concerns:

- *Several property owners have rescinded their permission for the Conservation Trail to traverse their properties. As a result, the trail is no longer continuous and hikers are forced to walk along roadways to by pass the breaks in the trail. The noise and damage caused by motorcyclists, ATV riders and snowmobilers who use the hiking trail appears to be a contributing factor.*
- *Motorcyclists, ATV riders and snowmobilers also cause damage to farm crops when they deviate from the snowmobile trails or ride on the trails after the spring thaw.*
- *The Town has difficulty obtaining adults to volunteer or work for pay to supervise the Friday evening youth recreation program held in the gymnasium in the Sardinia Community Center. Youth attendance has also been dwindling.*

Highlights from Focus Group Discussion

(Continued from page 135)

- *It is dangerous for pedestrians from the Hamlet of Sardinia to walk along Genesee Road to the Sardinia-Chaffee Park as there is no walkway. Pedestrians are forced to walk on the roadway where Genesee Road crosses Hosmer Creek.*
- *Use of the same trails in the Erie County forests and parks by hikers and horseback riders should be discouraged as these uses are incompatible with each other, especially in wet areas in which horses leave large depressions in the ground making it difficult for hikers to walk. Hiking trails and horseback riding trails should be separated.*

Issues and Opportunities (Continued from page 135)

Trail Systems

The natural resources in the Town may offer opportunities to develop additional hiking trails. For example, Hosmer Brook runs from Allen Road, just west of the Hamlet of Chaffee, through the Town Park and the Hamlet of Sardinia. The corridor along Hosmer Brook may be suitable for a “greenway.”

The Conservation Trail - Increasing numbers of property owners are unwilling to permit the Conservation Trail to continue to traverse their land. Many are not native Town residents and have only recently acquired their land. Others are native Town residents who have, in the past, permitted the trail to cross their land, but who have become annoyed by people using the trails for motorcycle and all-terrain vehicle (ATV) riding. As a result, the trail is no longer an unbroken, continuous walkway, but now has segments that are not linked. Hikers using the trail are forced to walk along roadways in order to bypass the breaks in the trail.

Erie County Forest Trails - The trails are multi-use trails for use by hikers, cross country skiers, snowmobilers, and horseback riders. Horseback riding and hiking are sometimes not compatible uses for the same trails. This is especially true for trails that traverse wet ground. Horses leave large depressions and tear up the trail surface in these wet areas making the trail difficult for hikers to use.

Snowmobilers, Motorcyclist, and ATV Operators - Some of the snowmobilers, motorcyclists and all-terrain-vehicle operators who use the snowmobile trails that are located on private property damage farm crops. Damage occurs when snowmobile operators venture off of the established trails, and when motorcyclist and ATV operators use the trails after the ground has thawed and new crops have been planted.

Pedestrian Access to the Chaffee-Sardinia Park - Pedestrian access from the Hamlet of Sardinia to the Chaffee-Sardinia Park is along portions of Savage and Genesee Roads. No sidewalks or pathways exist along either, so pedestrians must walk on the shoulders of the roadways. Moreover, Genesee Road narrows where it crosses Hosmer Brook which forces pedestrians to walk in the driving lanes of the road in order to cross the brook. These conditions make it dangerous for pedestrians, and especially for younger children.

Tools and Techniques

Grant Programs for Recreational Facilities - The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) administers grant programs that provide funds to municipalities and not-for-profit organizations for acquiring park land and for developing and/or enhancing parks, recreational facilities, and hiking and snowmobiling trails. The programs require that the grant funds be matched with local funds and/or in-kind services.

Recommended Actions

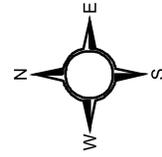
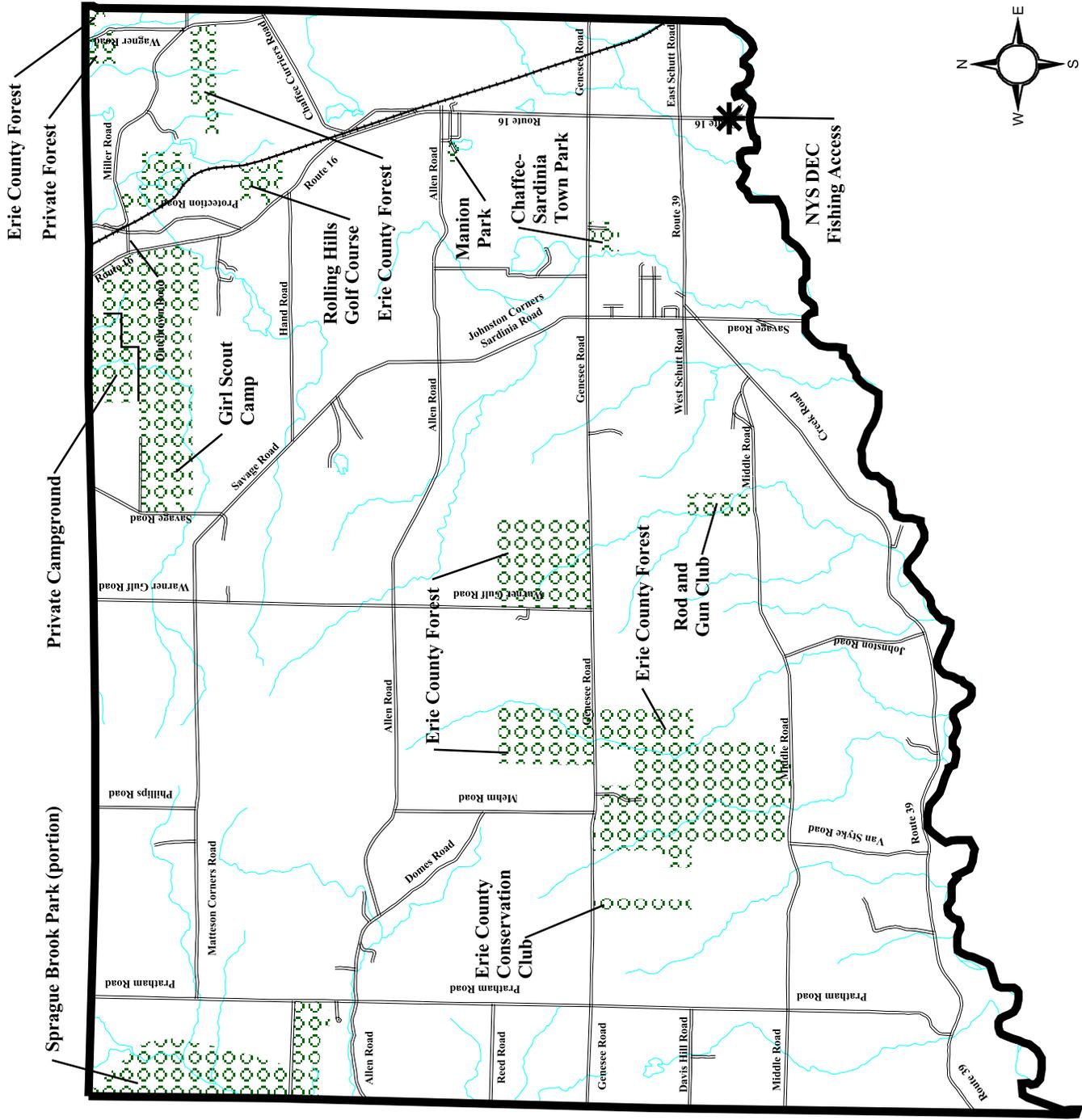
1. Develop a master plan for each of the Town parks, including a landscaping component, to guide future park development. The master plan should address the feasibility of the following recommended improvements:
 - a. Develop an ice/roller skating rink in the Chaffee-Sardinia Park.
 - b. Install lighting to illuminate the tennis courts in the Chaffee-Sardinia Park.
 - c. Install a basketball goals/basketball court behind the Town Community Center and additional lighting to illuminate the goals/court.
2. Obtain easements and develop a path/bicycle trail to link the Hamlet of Sardinia to the Chaffee-Sardinia Park.
3. Obtain easements and develop a walking path/bicycle trail to link the Chaffee-Sardinia Park to Manion Park.
4. Encourage community organizations to continue to provide recreational programs and opportunities.
5. Seek grant funds to improve and/or expand recreational facilities (including the Community Center gymnasium and park rest rooms) to increase recreational opportunities for Town residents.
6. Work with Erie County and other governmental agencies to provide additional hiking, equestrian and snowmobile trails on public lands such as Sprague Brook Park and the Erie County Forest.
7. Encourage the establishment of linkages among the trails on public and private property throughout the Town of Sardinia.
8. Solicit the input from adjoining property owners prior to applying for grants to expand Town parks or to make improvements thereto in order to identify any potential adverse impacts the project may have on the adjoining property owners.

Map 15

Parks and Recreation Areas

Town of Sardinia

Comprehensive Plan



4 Miles



Adopted December 2003

General Map Features

- Town Boundary
- Roadways
- Railroads
- Streams

Parks/ Recreation/ Conservation Features

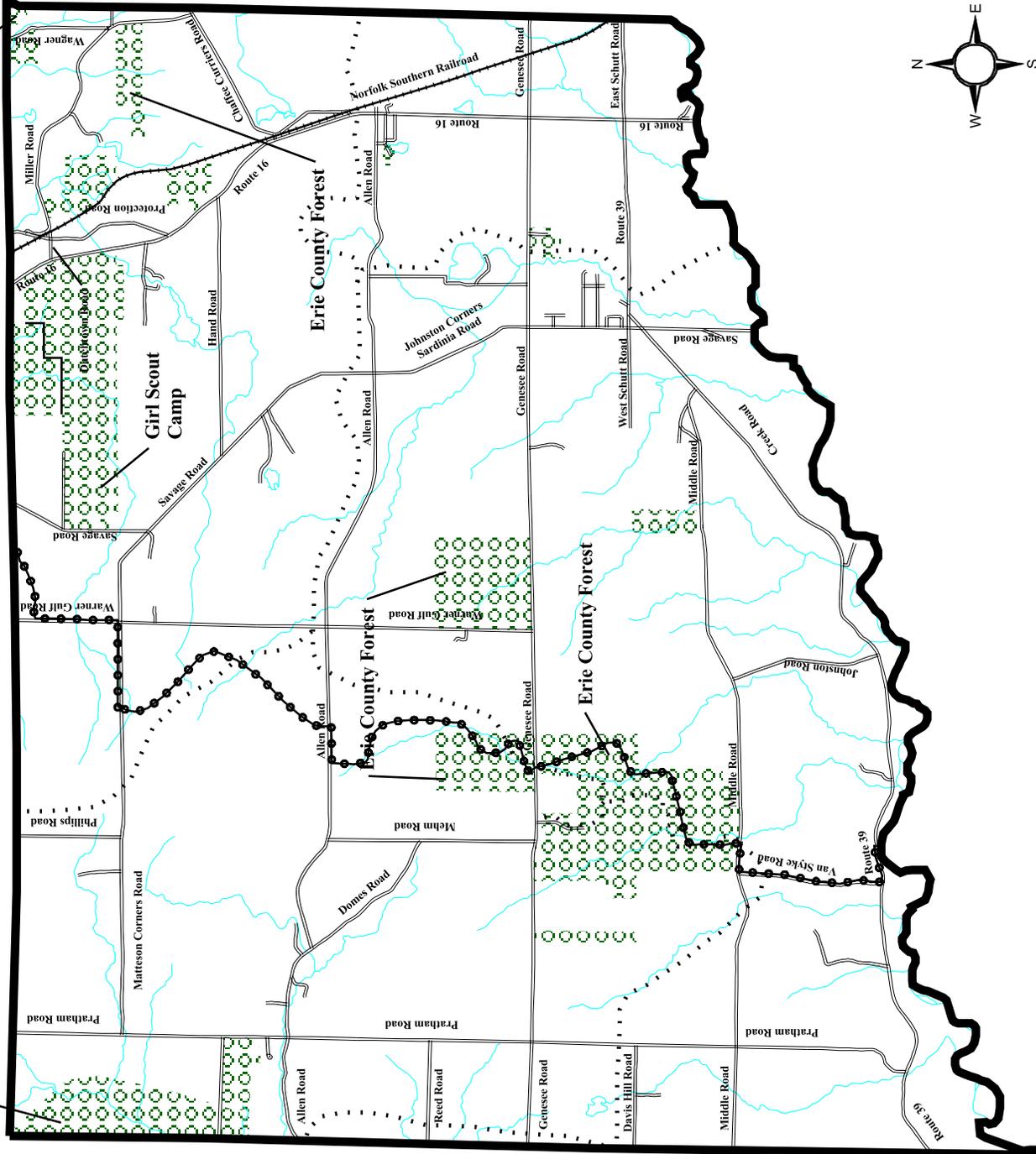
- Parks/ Recreation/ Conservation



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Erie County Forest

Sprague Brook Park (portion)



Map 16

Trailway Systems

Town of Sardinia

Comprehensive Plan

General Map Features

- Town Boundary
- Roadways
- Railroads
- Streams

Trailway Features

- The Conservation Trail
- Snowmobile Trail System
- Parks/ Recreation/ Conservation

**** All trail locations are approximate.**



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Adopted December 2003

Transportation and Infrastructure

GOALS

- ◆ Reduce speeding along Routes 39 and 16
- ◆ Improve highway safety along Route 16 (Chaffee Flats) during winter weather
- ◆ Maintain and improve the quality of roads and highways in the Town
- ◆ Improve access to Route 16 from Genesee Road
- ◆ Manage growth and development to control highway congestion
- ◆ Encourage bike paths and pedestrian friendly transportation systems throughout the Town
- ◆ Develop trails to connect recreational facilities within the Town
- ◆ Ensure a continued and reliable supply of high quality water to water customers in the Hamlet of Chaffee
- ◆ Extend public utility services as needed to serve business and economic development.

Background Information

Infrastructure within the Town of Sardinia consists of roads and highways, electrical and other utilities, and water service. Trails provide alternative means of transportation, and are addressed in the Parks and Recreation section of the Plan.

Roads and Highways

There is a total of approximately 85 miles of public highways in the Town. The road system, as shown in Map 17, is comprised of Town, County and State Roads.

State Route 16 is the major north-south highway passing through the Town, extending through various communities to the City of Buffalo on the north and Olean on the south. Route 39 is the major east-west highway passing through the Town extending through the Town of Concord on the west and Arcade on the east.

Roadway maintenance is performed, as appropriate, by the State Department of Transportation, Erie County Highway Department and Town Highway Department.

Railroads

Norfolk Southern Railroad (formerly Conrail) operates the railroad within the eastern portion of the Town. It is a freight line, generally paralleling Route 16.

Public Transportation

The Niagara Frontier Transportation Authority (NFTA) reports that there is no public bus routes to Sardinia. Nor does the agency have any plans to initiate bus routes to Sardinia in the foreseeable future. NFTA currently provides commuter express bus service between the City of Buffalo and the Town of Holland which borders on the north side of Sardinia.

The Rural Transit Service, sponsored by Erie County and the Town of Sardinia offers limited van service to Sardinia residents. Only low and moderate income persons, seniors (age 62 or older) and persons with disability regardless of age are eligible to ride and must pre-qualify for the service. (See Government and Community Services chapter.)

Water Supply

The majority of Town residents receive their potable water supply from private wells. Water quality of residents' private wells is tested periodically through the well testing program conducted by the Erie County Health Department and the Town of Sardinia. To date, the well testing program has not revealed any contamination problems.

A private community water system within the Hamlet of Chaffee serves approximately 80 water customers. This water system derives its supply from a well located immediately southeast of the hamlet. The service area for the community water system is shown on Map 18.

The water system is aging and will almost certainly require modifications when the new Federal Safe Drinking Water Act takes effect. The new legislation is expected within one to three years.

Hydrants are not provided within the existing Chaffee water system. Fire protection for the Hamlet of Chaffee is provided from a pond located in the southwest quadrant of the hamlet. The Town Board has funded the installation of dry hydrants in several privately owned ponds within the Town.

Water quality and the Chaffee water works is monitored regularly. No recent reported violations have been reported.

Sewage Disposal

Presently, there are no public sewers located in the Town. Each residence or business is served by individual septic systems.

Utilities

Local telephone service is provided by Verizon. National Fuel Gas provides service to a majority of residences, but some households in the most rural areas rely on tanked propane and natural gas. NYSEG supplies the majority of electrical power with Arcade Electric supplying some low-cost power in the east side of Town.

There are two (2) cellular communication towers in the Town, one by Cellular One and one by MCI. Both tower sites are shown on the Existing Land Use Map (Map 2).



Existing Plans, Programs and Regulations

The Niagara Frontier Transportation Committee (NFTC), now the Buffalo-Niagara Regional Transportation Council, prepared the 1997-2010 Transportation System Plan in order to identify specific transportation needs to the year 2010. The plan was based upon demographic and economic forecasts.

This plan did not address the needs of towns in the "outer ring" of Erie County, including the Town of Sardinia. However, transportation improvements in Sardinia are expected to be addressed in the next planning cycle, which would propose projects through 2012.

Bicycle Master Plan—NFTC

The bicycle master plan prepared by the NFTC sets forth directives providing for a coordinated system to link existing trails and bikeways with proposed facilities in existing population centers and with recreational facilities.



Erie County's "Guiding Principles"

The Erie County Department of Environment and Planning's "Guiding Principles to Land Use Planning" state that careful planning for land use and infrastructure is needed to:

- protect and maximize efficient use of existing facilities;
- Provide quality services; and
- Consider land use development and environmental factors;

in order to lay the foundation for development in the appropriate areas of the Town.

Issues and Opportunities

Infrastructure and land use share a mutual relationship. Areas which have efficient transportation systems and are served by utilities such as water, sewer, gas, telephone and electric typically increase land value and encourage development. However, as discussed in the Erie County Department of Environmental and Planning Guiding Principles, careful planning should be considered which "protects and maximizes efficient use of existing facilities; provides quality service; considers land use development and environmental factors" in order to lay the foundation for development in the appropriate areas of the Town.

Traffic Safety

Concerns have been registered repeatedly regarding the speed of vehicular traffic, in particular along State Route 16. In addition, a number of accidents have caused a concern regarding the access to Route 16 from Genesee Road, in particular, during winter weather.

The safety of pedestrian in Chaffee crossing Route 16 and the safety of firefighters accessing Route 16 from Allen Road are particular concerns. As the Chaffee Post Office is on the east side of Route 16 and most of the Chaffee residences are on the west side of the highway, many pedestrians cross the highway going to and from the Post Office. Also, as the volume and speed of traffic on Route 16 through Chaffee is heavy, there is a concern about fire trucks being able to safely access Route 16 from Allen Road where the Chaffee Fire Hall is located.

Bicycle traffic along Routes 16 and 39 is also difficult due to the large volume and high speed of the motor vehicle traffic. Narrow shoulders, especially at bridges, require cyclists to ride in close proximity to motor vehicles.

Water System

The privately-owned Chaffee Waterworks needs some improvements to the existing distribution system now. As additional regulations are put into place for groundwater-supplied potable water systems, additional improvements will probably be necessary. The owner, as well as approximately 80 customers, may need some financial aid in order to maintain the facility and keep the cost of water reasonable. The Town may be able to help by identifying agencies that are able to provide financial assistance to the owner.

In the event that the owner is unable to maintain the economic viability of operating the system, the Town may choose to develop

a municipal water district. Funding for improvements for district improvements may be available through State and Federal agencies.

The Town may want to consider preparing an informal survey of property owners in the Hamlet of Sardinia to determine their interest in municipal water service. It may be feasible to develop a water system to jointly serve the Hamlets of Chaffee and Sardinia.

Well head protection for private owners is generally a matter of public education and should be encouraged, especially in the higher density hamlet areas.

Roadways

Maintaining the Town highways, in particular, is becoming a significant burden for Town taxpayers based upon the high ratio of miles per resident. Additional assistance is needed in order to give the highway department the fiscal means to make significant improvements.

Sidewalks

The sidewalk network in both hamlets is being maintained on an annual basis whereby sections are being replaced and, in some cases, sidewalks are being extended. Sidewalks are necessary to maintain a safe environment for pedestrians. Figures 10 and 13 in the Hamlet section depict the areas of the existing sidewalks and those areas without, as well as the general condition of the existing sidewalks.

A safe route for bicycles and pedestrians needs to be developed between the Hamlet of Sardinia and the Chaffee-Sardinia Town Park. A map depicting possible routes for a bicycle/pedestrian trail is shown in the Hamlets section of this Plan.

Public Transportation

Although only limited public transportation services are currently provided in the Town of Sardinia there may be the potential to expand public transportation services. Linkages between Rural Transit Service which provides limited service in the Town of Sardinia, NFTA which has routes that serve the adjoining Town of Holland, and the Wyoming Transit Service (WYTS) that services the adjoining Village of Arcade and the remainder of Wyoming County, should be explored for ways to enhance public transportation for Sardinia residents.

Sewer

There may be potential for providing sewer service from Arcade to southeast Sardinia. However, several physical, financial and institu-



Residents Survey Highlights

- 53% of residents indicated that low volumes of vehicular traffic is “very important” to the Town’s rural character.
- 29% of the residents in the Hamlet of Sardinia, and 13% in the Hamlet of Chaffee, indicated that the lack of sidewalks is the most serious concern in their respective hamlets.
- 41% of respondents cited bicycle paths to link the hamlets as an improvement they would like to see.

tional challenges would need to be overcome. The sewer lines would need to cross Cattaraugus Creek. The Village of Arcade typically requires land to be annexed before extending sewer lines.

Telecommunications

Certain areas in the Town are suitable for telecommunications towers due to their relatively high elevation. Telecommunications companies have been evaluating sites in the town for cellular service as well as television transmission. The Town has the ability to regulate certain aspects of tower construction, in accordance with guidelines set by the Federal Communications Commission (FCC).

Issues include safety concerns if the tower were to collapse, assurance that the tower would be dismantled when no longer in use, and visual impacts. In order to limit the number of towers constructed in the Town, sharing of towers should be encouraged.

Alternative Energy

Windmills to generate electricity have been sited in the nearby Wyoming County town of Wethersfield. Certain areas within the Town of Sardinia may be suitable for this type of utility development. The Town should establish guidelines to permit windmill construction that is sensitive to the potential impact on neighboring properties.

There may also be the potential to produce methane gas using the cow manure from local dairy farms. Anaerobic digesters may be used to breakdown cow manure in such a way that it retains soil nutrients but will not pollute groundwater when applied to soils. Methane gas which is produced by the anaerobic process could be captured and used to power gas engines to run equipment or to produce electricity. Farmers who own and operate large dairy farms may find it economically feasible to construct their own anaerobic digesters. Farmers who own smaller dairy farms may also be able to benefit by working together cooperatively to construct anaerobic digesters.

Tools and Techniques

- NYS DOT is responsible for setting speed limits on State highways.
- Erie County CDBG program is a potential source of funding for sidewalk improvements and water system improvements. CDBG funds may be used only to benefit areas comprised predominantly of low and moderate income households in accord with federal regulations. Erie County disburses the grant funds annually within a consortium of 34 municipalities on a competitive basis.
- Other sources of funding include USDA Rural Development grants and loans
- Sidewalk construction can be financed either as a special improvement district or using town-wide funds.

Recommended Actions

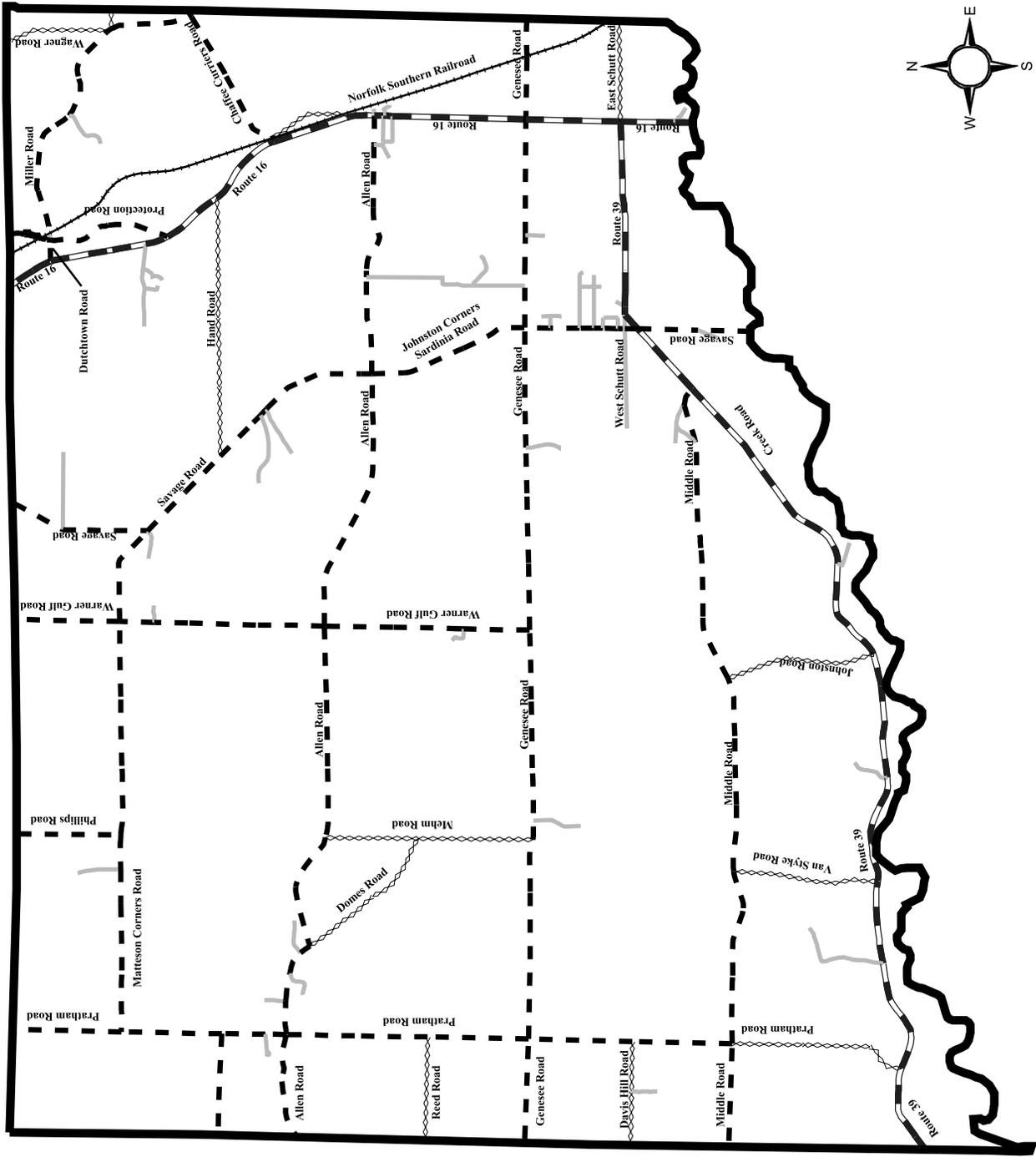
1. Solicit increased funding from NYSDOT for local roads
2. Solicit NYSDOT for speed reduction along Routes 39 and 16 and solicit Erie county for speed reduction along Genesee Road between the Erie County forest and Mehm Road. [Reduce speed limit and/or provide better enforcement of existing speed limits.]
3. Solicit NYSDOT to install traffic signals on Route 16 at the Genesee Road and Allen Road intersections. [The traffic signal at Allen Road should have a pedestrian-crossing mode that can be activated by pedestrians and should be able to be controlled by the Fire Department to provide safe access for fire trucks as they leave the Chaffee Fire Hall.]
4. Develop plans for increasing the number of safe paths and bikeways connecting hamlets with each other, as well as Town Parks.
5. Encourage the owners of the Chaffee Water Works to apply for capital improvement funding/financing or, alternately, develop preliminary applications for water system improvements and/or replacements as potential town public improvements. Consideration should be given to extending the water system to the Hamlet of Sardinia.
6. Enter preliminary discussions with Village of Arcade to determine availability of an alternate source of water supply.
7. Evaluate the feasibility of extending sanitary sewer service from the Village of Arcade to the southeastern portion of the Town.
8. Work with Erie County Department of Environment and Planning to coordinate efforts for permitting and regulating, windmill “farms” for generating electricity as a special use in the Agriculture/Residential district and to promote the use of anaerobic digesters to produce methane gas from livestock manure.
9. Evaluate the feasibility of establishing a municipal electric company.
10. Pursue an expansion of the cable television service area to the extent feasible at the time a successor franchise agreement with the cable television service provider is being negotiated.
11. The Town should utilize zoning regulations to prohibit the erection of communication towers and other types of towers that are excessively high and which adversely impact the visual character of the Town.

Map 17

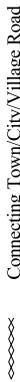
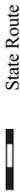
Roads and Highways

Town of Sardinia

Comprehensive Plan



Map Features

-  Town Boundary
-  Railroads
- Erie County Roadways**
-  Town/City/Village Road
-  Connecting Town/City/Village Road
-  County Road
-  State Route



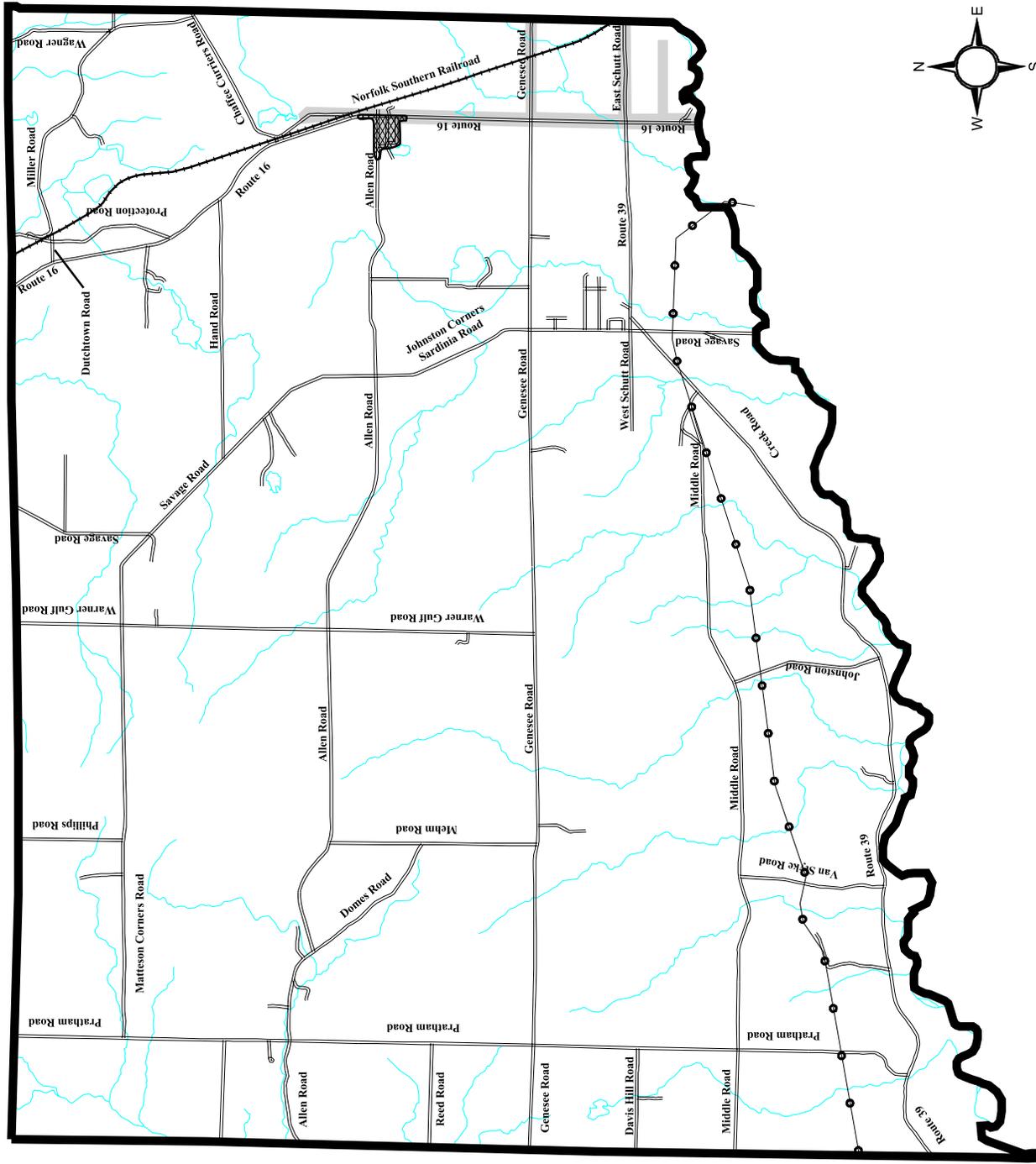
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Adopted December 2003

Map 18

Utilities Town of Sardinia Comprehensive Plan



General Map Features

-  Town Boundary
-  Roadways
-  Railroads

Utility Features

-  Community Water Supply
-  NMPC Transmission Line
-  Arcade Electric



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0 1 2 3 4 Miles

Adopted December 2003

Governmental and Community Services



GOALS:

- ◆ Continue to maintain Town facilities and roadways in good condition.
- ◆ Continue to provide existing Town services and programs.
- ◆ Improve fire protection in the Hamlets of Chaffee and Sardinia.
- ◆ Retain existing services provided in the Town of Sardinia by Erie County and U.S. Postal Service

Background Information

Town Buildings and Services

The Town owns and maintains three buildings: the Sardinia Community Center; Town Highway Barn; and the Old Town Hall.

The **Sardinia Community Center** is located on Savage Road in the Hamlet of Sardinia. The Community Center, a former high school, serves as the Town Hall. The building houses Town offices, the Town Justice Court, the Tiny Tots preschool program and a Sheriff substation. The Pioneer Central School District recently rented space in the building for a student detention program. The facility is also used for Town Board, Town Planning Board and Town Zoning Board of Appeals meetings. The gymnasium in the building used for recreational purposes.



The **Town Highway Barn** is located on Route 39 approximately 2 miles west of the Hamlet of Sardinia. The Barn was constructed in the early 1990s and houses the equipment the Town Highway Department uses to maintain Town roads, buildings, cemeteries and parks.

The **Old Town Hall**, which is located on Savage Road in the Hamlet of Sardinia, contains the Town's historical museum. The Old Town Hall and the museum are discussed in greater detail elsewhere in this chapter and in the Historic Resources Chapter.

Town Parks

The Town owns and maintains three parks, i.e, Manion Park in the Hamlet of Chaffee, the Chaffee-Sardinia Park on Genesee Road adjacent to the Hamlet of Sardinia, and the Community Ball Field on Savage Road behind the Sardinia Community Center. More information concerning the Town Parks is contained in the Parks and Recreation Chapter.

Town Clerk's Office

The Town Clerk, in addition to maintaining Town records and documents, serves as the Registrar of Vital Statistics. As Registrar of Vital Statistics, the Town Clerk is responsible for issuing marriage licenses, dog licenses, hunting and fishing licenses, and birth and death certificates. The Town Clerk also serves as the tax collector. The Town Clerk's office is open on Tuesdays between 6:30 p.m. and 8:30 p.m., and on Wednesdays, Thursdays and Fridays between 9:00 a.m. and 4:00 p.m.

Building and Zoning Office

The Code Enforcement Officer is responsible for enforcing the Town's zoning code and the NYS Fire Prevention and Building Code. Zoning and building permits are issued by the Code Enforcement Officer whose office is open on Tuesday and Thursday evenings from 6:30 p.m. to 9:00 p.m., and, except during the summer, on Saturday mornings from 8:00 a.m. to 10:00 a.m.

Town Court

The Town of Sardinia provides a Town Justice Court. Town Court is held weekly on Tuesday evenings and on the second Thursday evening of each month.

Town Historical Museum

The Town Historical Museum is housed in the Old Town Hall. The museum is open to the public on the third Sunday of the month from 2:00 p.m. to 4:00 p.m.

Town Cemeteries

The Town is responsible for maintaining Town cemeteries. The maintenance is performed by the Town Highway Department. Cemeteries are identified on the Existing Land Use Map (Map 2).

Public Safety & Emergency Services

Fire Protection

Fire protection is provided to the Town by the Memorial Volunteer Fire Company of Chaffee-Sardinia, NY, Inc. through a contract with the Town of Sardinia. The Chaffee-Sardinia Fire Company is comprised solely of volunteer firefighters. The Fire Company has three fire stations. Station No. 1 is located in the Hamlet of Chaffee, and Station No. 2 in the Hamlet of Sardinia. Station No. 3 is located on Genesee Road near the Pratham Road



Residents Survey Highlights

- 32.8% of survey respondents indicated additional recreational facilities and programs for teenagers are much needed, 33.9% indicated they are somewhat needed, and 14.8% indicated not needed. A large proportion, i.e., 18.5% expressed no opinion.
- 24.5% of survey respondents indicated additional facilities and programs for senior citizens are much needed, 29.2% indicated somewhat needed and 16.4% indicated not needed. A large proportion, i.e., 29.9% expressed no opinion.

intersection. The Fire Company owns the fire stations, fire apparatus and all the fire gear that it uses to provide fire protection.

Ambulance Service

Ambulance service is also provided by the Chaffee-Sardinia Fire Company. The Fire Company owns and operates two NYS certified ambulances and provides Advance Life Support services. One of the ambulances is housed at Station No. 1, and the other at Station No. 2. Most ambulance transports are to the Bertrand-Chaffee Hospital in the Village of Springville.

Erie County Emergency 911 Dispatch

Erie County provides emergency dispatching services for the Chaffee-Sardinia Fire Company through the County's 911 emergency dispatch system.

Police Services

Police services in Sardinia are provided by the Erie County Sheriff's Department and the New York State Police. The Sheriff's Department divides Erie County into patrol districts. District No. 4 is comprised of the Towns of Sardinia, Concord, Colden, and Holland. None of the Sheriff's substations in District No. 4, including the substation in the Sardinia Community Center, is staffed.

A total of four Sheriff's patrol cars and 13 deputies are assigned to District No. 4. One deputy and one patrol car per shift is assigned exclusively to the Village of Springville. Up to three deputies per shift are assigned to the patrol the remainder of District No. 4. The Sheriff's Department coordinates with the State Police so that the patrol car nearest the scene is dispatched regardless of whether it is a Sheriff's or a State Police patrol car.

Educational Services

Public School Districts

Portions of the Town of Sardinia are within one of three public school districts, i.e., the Pioneer Central School District, the Holland Central School District, and the Springville-Griffiths Central School District. Map 19 identifies the areas of Sardinia that are within each of the School Districts. No school facilities are located in the Town of Sardinia. Pioneer Central School District schools are located in the Towns of Arcade and Yorkshire and in the Villages of Arcade and Delavan. The Holland Central School District schools are located in the Town of Holland. The Spring-

ville-Griffiths Central School District schools are located in the Village of Springville.

The Pioneer Central School District provides free Internet access to residents of the District. Pioneer Central School District also provides free computer training to anyone, including business owners and operators and their employees, regardless of place of residency. The training includes classes on the Internet, webpage design, Microsoft Windows and Office software, and computer assisted drafting.

Tiny Tots Preschool Program

The preschool program is funded by the Town of Sardinia. Children of Sardinia Town residents who are age four are eligible to attend the program.

Library Services

There are no libraries in the Town of Sardinia. The Buffalo-Erie County Library System operates a mobile library that serves the rural towns in Erie County, including the Town of Sardinia. During the school year, the mobile library stops in Sardinia on the first and third Fridays of the month at two locations, i.e., the Chaffee Post Office and the Town Community Center. During the summer months, the service is expanded to include stops on Tuesdays at Manion Park and the parking lot of Earl's Restaurant on Route 16. The Library System is just beginning a reassessment of its mobile library services. It is not known at this time if the reassessment will affect the library services provided to the Town.

The Holland Central School District high school library is a public-access library. The school library is open to all residents of the Holland Central School District which includes a portion of the Town of Sardinia. The schedule for public access during the school year is 10:00 a.m. to 8:00 p.m. on Tuesdays and Thursdays, 3:00 p.m. to 8:00 p.m. on Wednesdays, and 9:00 a.m. to 1:00 p.m. on Saturdays. The library also has a limited summer schedule.

Senior Citizen Programs

The Town has recently initiated a "Meals on Wheels" program. The Towns of Boston, Colden, Concord, Holland, and Sardinia have jointly formed a not-for-profit corporation to administer the program. Meals are delivered to the homes of eligible sen-

iors. Each town is responsible for recruiting and providing its own volunteer drivers to deliver the meals. The meals are prepared at the Bertrand-Chaffee Hospital in the Village of Springville.

An informal organization known as the Sardinia Senior Citizens organizes social and recreational activities for local seniors. The group meets in the Hamlet of Sardinia at the American Legion Post. The Town provides limited financial support to the group which includes paying for one-half of the cost of the utilities at the American Legion Post, and contributing a small amount of funds each year toward the cost of trips sponsored by the group.

The Erie County Office for the Aging (OFA) provides limited transportation services to Sardinia senior citizens (age 62 or older) and residents who are handicapped or who have low and moderate incomes regardless of age. OFA has one van that is used to service both the Towns of Sardinia and Holland. The van is driven by volunteers, and transportation service is provided Monday through Friday from 8:00 a.m. to 4:00 p.m. Reservations are required and must be made a minimum of two days in advance. Transportation for medical appointments is given priority.

U.S. Post Offices

The U.S. Postal Service operates post offices in both the Hamlets of Chaffee and Sardinia. The Postal Service rents the



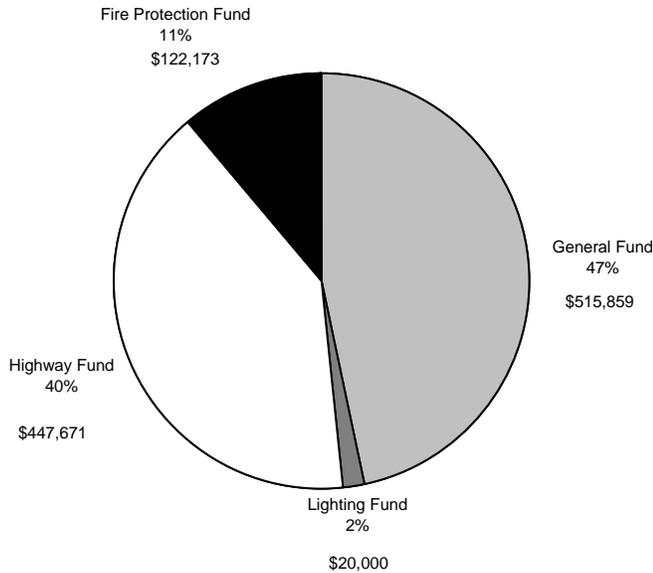
space utilized for the Chaffee Post Office, but owns the building in which the Sardinia Post Office is located. The Chaffee Post Office provides both rural and post office box delivery service. The Sardinia Post Office provides post office box delivery service only.

Town Revenues and Expenditures

The Town of Sardinia operating budget for fiscal year 2001 totals \$1,105,703, which is divided among four different funds, i.e., the General Fund, Highway Fund, Fire Protection Fund, and Lighting District Fund. The following chart identifies the amount appropriated (i.e., budgeted) in 2001 for each of the Towns' four operating funds.

Figure 15

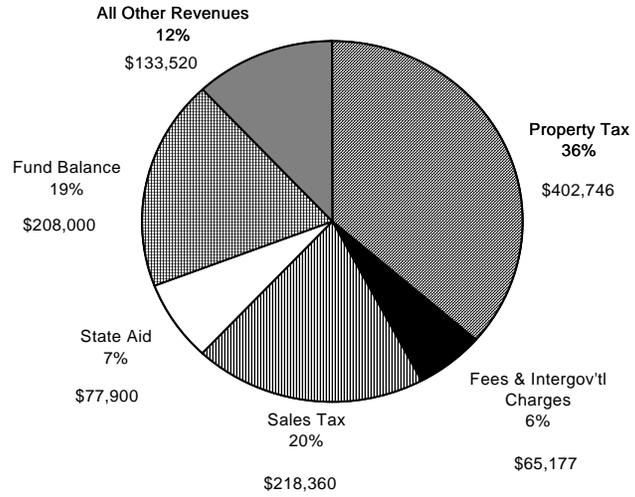
**Town of Sardinia
2001 Budget Appropriations
(All Funds)**



Of the appropriations to the General Fund in 2001, 48% support general government administration, 13% support the Town parks, including the swimming pool and playgrounds, and 22% provide additional support to transportation services.

Revenues to fund the services and programs provided by the Town of Sardinia come from several sources. The chart on the following page identifies the sources of revenue and the amounts from each source the Town has budgeted for fiscal year 2001. As the chart illustrates, the two largest sources of revenue are property taxes which accounts for 36% of the Town's revenue and sales taxes which account for 20%.

Figure 16 **Town of Sardinia**
2001 Budgeted Revenues
(All Funds)



Issues and Opportunities

Town Facilities, Services, and Finances

Lack of Handicapped Access to Old Town Hall - The main floor of the Old Town Hall, where the Historical Society's exhibits are located, is not handicapped accessible. The Historical Society would like to move its exhibits to the ground floor to make them accessible to the handicapped, but the space on the ground floor where the exhibits would be displayed is unfinished. The ground floor space would have to be finished before the exhibits could be moved. Consideration should be given to maintaining the historical character of the building when alterations are made to provide handicapped accessibility. Guidance from an architect versed in historic preservation should be obtained.

Limited Revenues -The Town has a limited tax base and limited revenues to provide Town services. The large amount of property that is exempt from Town property tax limits the potential to expand the tax base. Properties that have exempt status include: the Erie County forests, a portion of Sprague Brook County Park, the Girl Scout property, and the group homes operated by Suburban Adult Services and the State.

Public Safety and Emergency Response

Lack of Water Supplies for Fire Protection - The lack of ready supplies of water in the Hamlets of Chaffee and Sardinia constrains fire protection to properties in the two Hamlets. The higher density development in the Hamlets requires larger volumes of water for fire fighting purposes than do less densely developed areas. Currently, the Fire Company must transport water to the Hamlets in the event of a fire.

The pond at the east end of Meyers Road in the Hamlet of Sardinia provides a potential source of water for fire protection in the Hamlet. If the property owner were to permit the Fire Company to install a dry hydrant in the pond, and permit the Town of extend the roadway to provide fire truck access, the Fire Company would have a large and conveniently located supply of water for fighting fires in the Hamlet of Sardinia.

In the Hamlet of Chaffee, the private water system provides the potential for supplying water for fire fighting needs in the Hamlet. The water system in its current state is not capable of supplying sufficient quantities of water for fire protection, therefore, the water system would need to be upgraded. The upgrade would need to include the installation of larger watermains, fire hydrants and an elevated storage tank.

Difficulty Recruiting and Retaining Firefighters - The Chaffee-Sardinia Fire Company has experienced difficulty in recruiting and retaining active members. Also, due to the fact that many of the volunteers work outside of the community, there are a limited number available at certain times of the day to respond to fire calls. To date, however, neither problem has prevented the Fire Company from responding adequately to fire calls.

Other Government & Community Services

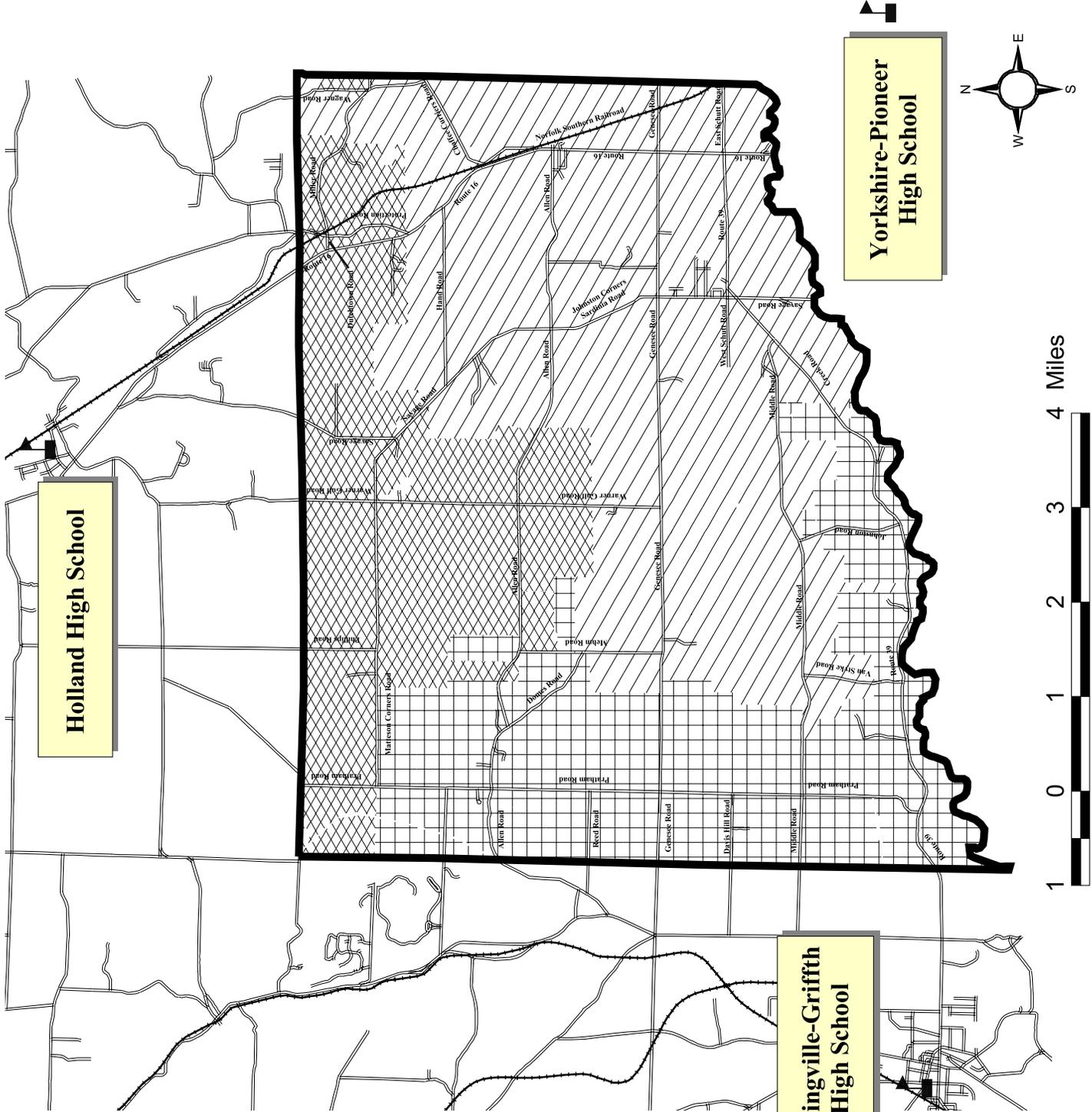
Efforts to Close the Chaffee Post Office - The U.S. Postal Service has periodically made efforts to close the Chaffee Post Office and consolidate it with the Sardinia Post Office. To date, community resistance has forestalled Postal Service action. It is anticipated that the Postal Service will continue to make attempts to close the Chaffee Post Office.

Recommended Actions:

1. Develop additional sources of water in the Hamlets of Sardinia and Chaffee, and in the commercial district of the Town for fire fighting purposes.
2. Explore ways to increase Erie County sales tax revenue.
3. Work with U.S. Postal service to retain Post Offices in Chaffee and Sardinia.
4. Pursue staffing of the Sheriff substation in the Sardinia Community Center.
5. Encourage Town residents to become volunteer firefighters in the Chaffee-Sardinia Memorial Fire Company.
6. Seek funding to renovate the interior of the old Town Hall.

School District

Town of Sardinia
Comprehensive Plan



General Map Features

-  Town Boundary
-  Roadways

School District Features

-  Highschool Locations
-  School Districts
 -  Pioneer School District
 -  Springville School District
 -  Holland School District



Stuart I. Brown Associates, Inc.
Planning and Management Consultants

Adopted December 2003

Implementation Strategy

Summary of Comprehensive Plan Goals

Land Use Overview

1. Preserve and protect the rural and small town character of the Town of Sardinia.
2. Balance residential and business development with the protection of natural resources, agricultural land and rural character.
3. Manage growth to ensure high quality development.

Natural Resources and Environmental Protection

1. Protect natural resources such as streams, wetlands and wildlife habitats.
2. Maintain the water quality of streams.
3. Protect land from erosion along Cattaraugus Creek and other natural drainage ways.
4. Protect the quantity and quality of groundwater.
5. Identify and evaluate the potential hazards of the landfill and gravel pits.
6. Encourage cooperative, mutually beneficial policies for use in dealing with existing landfill and gravel pit issues.

Farmland and Agriculture

1. Promote the continued viability of agriculture and the retention of farmland.

Housing and Residential Development

1. Encourage housing development within the Hamlets of Chaffee and Sardinia.
2. Balance residential development in the countryside with the protection of prime farmland, natural resources and rural character.
3. Encourage the development of affordable housing in the Town by permitting the construction of a variety of types and sizes of dwellings.
4. Encourage property owners to better maintain their residences and property.
5. Encourage responsible housing rehabilitation which includes the safe and proper abatement of hazards such as lead paint, asbestos, radon, etc.

Economic and Business Development

Summary of Goals

1. Maintain a supportive business environment to retain existing businesses and to attract new business development.
2. Encourage commercial and industrial expansion and new commercial and industrial development in appropriate areas of the Town. In particular:
 - a) Encourage the clustering of businesses in specific areas along Routes 16 and 39 and East Schutt Road.
 - b) Encourage limited business development in and around the Hamlets of Chaffee and Sardinia of the type and scale that is harmonious with the residential neighborhoods of the Hamlets.
3. Encourage tourism and related business development.

Hamlets

1. Encourage improvements and development within the Hamlets that reinforce the small town, neighborly, and pedestrian-friendly atmosphere.
2. Encourage additional business development, of appropriate scale and with appropriate buffers, within the Hamlets of Chaffee and Sardinia.
3. Encourage additional housing development within the Hamlets of Sardinia and Chaffee.
4. Improve pedestrian circulation within the Hamlets.
5. Develop trails to link the Hamlets with the Town Parks.
6. Develop a focal point within the Hamlet of Sardinia that is consistent with its historic character.
7. Ensure a continued and reliable supply of high quality water to water customers in the Hamlet of Chaffee.
8. Reduce the speed of traffic along Route 16 through the Hamlet of Chaffee.

Historic Resources

1. Encourage the protection of historic buildings and landscapes.

Parks and Recreation

1. Maintain and improve the existing Town Parks.
2. Develop trails to link the Hamlets with the Town Parks.
3. Improve recreational opportunities for youth and other Town residents.

Transportation and Infrastructure

1. Reduce speeding along Routes 39 and 16.
2. Improve highway safety along Route 16 (Chaffee Flats) during winter weather.
3. Maintain and improve the quality of roads and highways in the Town.
4. Improve access to Route 16 from Genesee Road.
5. Manage growth and development to control highway congestion.
6. Encourage bike paths and pedestrian friendly transportation systems throughout the Town.
7. Develop trails to connect recreational facilities within the Town.
8. Ensure a continued and reliable supply of high quality water to water customers in the Hamlet of Chaffee.
9. Extend public utility services as needed to serve business and economic development.

Governmental and Community Services

1. Continue to maintain Town facilities and roadways in good condition.
2. Continue to provide existing Town services and programs.
3. Improve fire protection in the Hamlets of Chaffee and Sardinia.
4. Retain existing services provided in the Town of Sardinia by Erie County and the U.S. Postal Service.

Implementation Strategy

Recommended Actions, with Time Frame, Estimated Costs and Responsible Agencies

A. Land Use Overview

- I. Enact zoning regulations and a zoning map that balance the competing needs of the various land uses in the Town, as represented in the Future Land Use Map.

Action:	A.1. (Zoning regulations)
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board, with Planning Board assistance
Estimated Cost:	\$10-18,000
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget. • Private grant funding

2. Develop subdivision regulations to provide for the orderly division of parcels of land.

Action:	A.2. (Subdivision regulations)
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board, with Planning Board assistance
Estimated Cost:	\$4-8,000
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget. • Private grant funding

B. Natural Resources and Environmental Protection

Groundwater protection

- I. Continue the Town's well testing program. Continue to monitor wells near the landfill as well as private wells throughout the Town.

Action:	B.1. (Continue well testing)
Time Frame:	On-going
Responsible Agency:	Town Board; assisted by Erie County Department of Health
Estimated Cost:	None
Potential Funding Sources:	N/A

Implementation Strategy

Natural Resources and Environmental Protection (Continued)

2. Provide information to residents regarding groundwater protection. Include information on the proper disposal of automotive and household chemicals, septic system maintenance, and the application of lawn care chemicals.

Action:	B.2. (Groundwater protection)
Time Frame:	On-going
Responsible Agency:	Town Board; assisted by Erie County Department of Health and Division of Environmental Compliance
Estimated Cost:	None
Potential Funding Sources:	N/A

3. Provide information regarding agricultural environmental management practices used by farmers to protect groundwater. **(See Agriculture section.)**
4. Ensure that Town zoning actions do not result in the contamination of groundwater by toxic substances.

Action:	B.4. (Zoning actions to control hazardous materials.)
Time Frame:	On-going
Responsible Agency:	Town Board with assistance of Town Planning Board and Zoning Board of Appeals.
Estimated Cost:	None
Potential Funding Sources:	N/A

Stream corridor protection

5. Establish zoning regulations that limit the removal of vegetation in erodible areas along Cattaraugus Creek. **(See A.1. - Zoning regulations.)**
6. Seek funding to help landowners construct improvements to prevent further erosion.

Action:	B.6. (Stream corridor protection)
Time Frame:	On-going
Responsible Agency:	Town Board; assisted by Erie County Soil and Water Conservation District
Estimated Cost:	To be determined based on scope
Potential Funding Sources:	To be determined

Natural Resources and Environmental Protection (continued)

Landfill

7. Following receipt of an application to the NYS Department of Environmental Conservation for a waste disposal permit, the Town Board should work closely with the NYSDEC under the State Environmental Quality Review Act (SEQR), and provide for a thorough environmental review of the application. DEC should be required to address the regional need for additional landfill capacity, and to provide complete documentation of test well sampling. DEC should also hold a public hearing prior to making a decision on the application.

Action:	B.7. (Review landfill application)
Time Frame:	Immediate and Short-term (1 - 3 years)
Responsible Agency:	Town Board
Estimated Cost:	TBD. Cost of independent technical review.
Potential Funding Sources:	Applicant.

8. The Town Board should evaluate the pros and cons of rezoning the Waste Management parcel to accommodate the expansion of the landfill before making a decision regarding rezoning the property. The evaluation should identify and consider all potential adverse and beneficial impacts that could result. **(See A.1. – Zoning Regulations)**

Gravel Mining

9. Continue to work with NYS DEC in the review and monitoring of existing gravel mines and reclamation plans.

Action:	B.9. (Monitor gravel mines)
Time Frame:	Immediate and On-going
Responsible Agency:	Town Board with assistance of DEC
Estimated Cost:	None
Potential Funding Sources:	N/A

10. Continue to use zoning regulations to limit the areas in the Town in which commercial gravel mines are permitted to operate.

Action:	B.10. (Limit areas for commercial gravel mining)
Time Frame:	Medium-term (0 - 3 years) and On-going
Responsible Agency:	Town Board with assistance of State legislators
Estimated Cost:	None
Potential Funding Sources:	N/A

Implementation Strategy

Agriculture and Farmland

C. Agriculture and Farmland

1. Provide information to land owners to encourage the protection of agricultural land through private conservation easements. Distribute information about programs operated by the Western New York Land Conservancy and literature published by the American Farmland Trust.

Action:	C.1. (Information about private land protection)
Time Frame:	Immediate (within one year) and On-going
Responsible Agency:	Town Board, with assistance from the Western New York Land Conservancy
Estimated Cost:	To be determined (cost of copying and publications)
Potential Funding Sources:	Town budget; donations

2. Encourage New York State and/or private conservation organizations to purchase the development rights to high quality farmland in the Town.

Action:	C.2. (Encourage PDR)
Time Frame:	Short-term (1-2 years) and On-going
Responsible Agency:	Town Board; Western New York Land Conservancy; individual landowners
Estimated Cost:	None
Potential Funding Sources:	N/A

3. Provide information to residents about the value of agriculture to the Town and about customary agricultural practices.

Action:	C.3. (Information about agricultural practices)
Time Frame:	Immediate (within one year) and On-going
Responsible Agency:	Town Board, with assistance from the Erie County Department of Environment and Planning and the Natural Resources Conservation Service
Estimated Cost:	To be determined. (copying and publications costs)
Potential Funding Sources:	Town budget.

4. Establish zoning districts that discourage extensive development in high quality agricultural areas. Continue the prohibition of mining in high quality agricultural areas. **(See A.1. - Zoning regulations.)**

Agriculture and Farmland (continued)

5. Establish subdivision regulations to enable the Planning Board to review new residential development and to encourage designs and buffers that minimize conflicts with neighboring agricultural uses. **(See A.2. - Subdivision regulations.)**
6. Adopt a local “right to farm” law.

Action:	C.6. (Local “Right-to-Farm” law)
Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board; assisted by Erie County Planning Department
Estimated Cost:	Review by Town Attorney
Potential Funding Sources:	Town budget

D. Housing and Residential Development

1. Periodically disseminate information to Town Residents about the Erie County and Southtown Rural Preservation Company housing assistance programs by distributing program literature at the Town Hall and to banks, senior citizens organizations, churches; sponsoring seminars; making announcements at Town Board meetings, etc.

Action:	D.1. (Housing assistance information)
Time Frame:	Immediate (within 1 year) and On-going
Responsible Agency:	Town Board, Town Clerk
Estimated Cost:	None
Potential Funding Sources:	N/A

2. Revise zoning regulations to encourage well-designed residential development that is consistent with the natural and agricultural features of the Town. **(See A.1. - Zoning regulations.)**
3. Revise Town zoning regulations to encourage higher density residential development in appropriate areas of the Town, such as the in the Hamlets of Chaffee and Sardinia. **(See A.1. - Zoning regulations.)**
4. Retain provisions in the Town zoning regulations that permit a wide range of housing types and sizes to accommodate affordable housing needs in the community. **(See A.1. - Zoning regulations.)**
5. Develop subdivision regulations to provide for the orderly division of parcels of land for residential development. **(See A.2. - Subdivision regulations.)**
6. Increase minimum road frontage/width of lot to 250 feet in the more rural parts of the Town. **(See A.1. – Zoning Regulations)**

Implementation Strategy

Housing and Residential Development (Continued)

7. Pursue funding for housing improvements in targeted areas of the Hamlets and elsewhere where needed.

Action:	D.7. (Pursue housing improvement funds)
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board with assistance of Erie County Community Development Office
Estimated Cost:	No cost to Town
Potential Funding Sources:	Community Development Block Grant

E. Business and Economic Development

1. Designate business districts to permit both commercial and industrial uses in appropriate areas as identified on the Future Land Use Map. **(See A.1. – Zoning Regulations)**
2. Increase the depth of commercial and industrial districts to 1,000 f.t., **(See A.1. – Zoning Regulations)**
3. Continue to permit hybrid-industrial-retail businesses in the industrial use districts. **(See A.1. – Zoning Regulations)**
4. Permit small-scale business development within the Hamlets of Chaffee and Sardinia that would be compatible with nearby residential neighborhoods. **(See A.1. – Zoning regulations)**
5. Permit the establishment and operation of farm markets that sell farm products and goods that are not grown or produced on the property on which the market is located. **(See A.1. – Zoning regulations)**
6. Continue to permit the establishment and operation of bed and breakfast inns, trailer camps and outdoor recreational businesses in the Town. **(See A.1. – Zoning regulations)**
7. Develop and utilize design standards to ensure that buildings that are constructed or modified in the Hamlets of Chaffee and Sardinia for commercial use have a scale and appearance that is in harmony with the residential neighborhoods. **(See A.1. – Zoning regulations)**
8. Streamline the review and approval processes to minimize the time between application submission and issuance of zoning, special use and building permits. **(See A.1. – Zoning regulations)**
9. Coordinate the Town’s site plan review with the NYS Dept. of Transportation’s highway access permitting process to encourage and facilitate the use of shared access driveways and internal roadways using cross-access easements. **(See A.1. – Zoning regulations)**

Business and Economic Development (Continued)

10. Designate one Town official to serve as an economic development liaison between the Town and the Erie County Industrial Development Agency (ECIDA), Industrial Land Development Corporation (ILDC) and Regional Development Corporation (RDC), and to shepherd zoning and building permit applications through the review and approval process.

Action:	E.10. (Designate economic development liaison)
Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

11. Continue to provide property tax incentives for commercial development and redevelopment through Section 485-b of the NYS Real Property Tax Law. **(No action is necessary to continue to provide this incentive)**

12. Make Section 108 financing available to local businesses that need low cost financing, and for which Regional Development Corporation (RDC), Industrial Land Development Corporation (ILDC) and Erie County Industrial Development Agency (ECIDA) financing is not suitable and/or not available.

Action:	E.12. (Section 108 financing for business development)
Time Frame:	On-going as needed
Responsible Agency:	Town Board with assistance of a consultant
Estimated Cost:	Underwriting application preparation - \$2-3,000
Potential Funding Sources:	Fees charged to loan applicant.

13. Encourage commercial developers to donate cross-access easements for use for internal roadways and shared access driveways with adjoining commercial parcels.

Action:	E.13. (Encourage cross-access easements)
Time Frame:	On-going
Responsible Agency:	Town Planning Board and Zoning Board of Appeals
Estimated Cost:	None
Potential Funding Sources:	N/A

Implementation Strategy

Business and Economic Development (Continued)

14. Encourage the establishment of a private industrial/business park on the former gravel mine site in the southeastern corner of the Town.

Action:	E.14. (Encourage private industrial park)
Time Frame:	Long-term (5-10 years) and On-going
Responsible Agency:	Town Board with assistance of Town Planning Board
Estimated Cost:	No cost to Town
Potential Funding Sources:	N/A

F. Hamlets

1. Enact zoning regulations that are specific to meet the unique characteristics and needs of the residential and business areas within the Hamlets. **(See A.1. - Zoning regulations)**
2. Undertake a design study for the redevelopment of the “triangle” area in the Hamlet of Sardinia.

Action:	F.2. (Sardinia “triangle” design study)
Time Frame:	Medium-term (3-5 years)
Responsible Agency:	Town Board, with Planning Board assistance
Estimated Cost:	\$6,000 - \$10,000
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget. • Grant assistance for design may be available from the NYS Council on the Arts.

3. Continue to install sidewalks within the Hamlets of Sardinia and Chaffee.

Action:	F.3. (Install sidewalks)
Time Frame:	Short-term (1-2 years); and On-going
Responsible Agency:	Town Board
Estimated Cost:	Amount currently budgeted
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget. • CDBG Funds from Erie County

Hamlets (Continued)

4. Develop a trail to link Meyer Road in the Hamlet of Sardinia with the Town Park.

Action:	F.4. (Trail to Town Park); See also H.2 and I.2
Time Frame:	Medium-term (3-5 years)
Responsible Agency:	Town Board, with assistance from Recreation Board
Estimated Cost:	Design: \$2-5,000 Construction: To be determined based on design.
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget. • Grant assistance may be available from private sources and New York State. Volunteers may be available to assist in design and/or construction.

5. Pursue funding for housing improvements within targeted areas of the Hamlets and elsewhere where needed. **(See D.7. – Housing improvement)**

6. Work with the U.S. Postal Service to retain the post offices in Chaffee and Sardinia.

Action:	F.6. (Retain post offices in Hamlets) See also J.4.
Time Frame:	Immediate (within one year) and On-going
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

Implementation Strategy

Hamlets (Continued)

- Implement a tree-planting program in the Hamlets of Chaffee and Sardinia to provide for the replacement of dead and diseased trees as they are removed.

Action:	F.7. (Replace trees in Hamlets)
Time Frame:	Medium-term (3-5 years) and On-going
Responsible Agency:	Town Board
Estimated Cost:	To be determined. Cost will vary based on scope.
Potential Funding Sources:	<ul style="list-style-type: none"> Town Budget Tree planting grant administered by NYSDEC Tree City, USA program NYSDEC Saratoga Tree Nursery for seedlings to plant on private land.

G. Historic Resources

- Establish a recognition program for privately owned historic buildings.

Action:	G.1. (Recognize historic buildings)
Time Frame:	Short-term (1-2 years) and On-going
Responsible Agency:	Town Board, assisted by the Historic Commission
Estimated Cost:	Minimal (award certificates)
Potential Funding Sources:	Town budget

- Provide information to owners of historic buildings and properties regarding grant programs.

Action:	G.2. (Information on historic protection grants)
Time Frame:	Immediate (within one year) and On-going
Responsible Agency:	Town Board, assisted by the Historic Commission
Estimated Cost:	To be determined. (copying costs)
Potential Funding Sources:	Town budget

Historic Resources (Continued)

3. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.

Action:	G.3. (Information/workshops on exterior treatments and landscaping)
Time Frame:	On-going
Responsible Agency:	Town Board, advised by the Historic Commission
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget

4. Maintain the community center and the old Town Hall. Ensure that the historic features of these buildings are retained.

Action:	G.4. (Maintain community center and old Town Hall)
Time Frame:	On-going
Responsible Agency:	Town Board, advised by the Historic Commission
Estimated Cost:	Amount currently budgeted
Potential Funding Sources:	Town budget

5. Seek funding to renovate the interior of the old Town Hall

Action:	G.5. (Seek funds to renovate old Town Hall) See also J.7.
Time Frame:	Long-term (5-10 years)
Responsible Agency:	Town Board, advised by the Historic Commission
Estimated Cost:	\$1,500 to prepare grant application Town may also need to commit funds to carry out the renovation.
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget • Grant funding for renovation may be available from New York State or private sources.

Implementation Strategy

Historic Resources (Continued)

6. Continue to support the Historic Museum by providing exhibit space in the old Town Hall.

Action:	G.6. (Support Historic Museum)
Time Frame:	On-going
Responsible Agency:	Town Board
Estimated Cost:	Amount currently budgeted
Potential Funding Sources:	Town budget

H. Parks and Recreation

1. Develop a master plan for each Town park, including a landscaping component, to guide future park development. The master plan should address the feasibility of the following recommended improvements: (a) develop an ice/roller skating rink in the Chaffee-Sardinia Park; (b) install lighting to illuminate the tennis courts in the Chaffee-Sardinia Park; and, (c) install basketball goals/basket ball court behind the Town Community Center and additional lighting to illuminate the goals/court.

Action:	H.1. (Develop master plans for parks)
Time Frame:	Medium-term (3-5 years) to develop master plan: Medium-term to long-term (5-10 years) for implementation.
Responsible Agency:	Town Recreation Commission with assistance of a consultant
Estimated Cost:	\$3,000 - \$5,000 for master plan; TBD for implementation
Potential Funding Sources:	<ul style="list-style-type: none"> • Town Budget for master plan • Grant assistance through NYS Bond Act/ Environmental Protection Fund for implementation • Private donations / community fund raiser for implementation

Parks and Recreation (Continued)

2. Obtain easements and develop a path/bicycle trail to link the Hamlet of Sardinia to the Chaffee-Sardinia Park.

Action:	H.2. (Construct trails to link parks and hamlets) See also F.4. and H.2.
Time Frame:	Medium-term (3-5 years)
Responsible Agency:	Town Board with assistance of Town Attorney
Estimated Cost:	Construction: To be determined based on design
Potential Funding Sources:	<ul style="list-style-type: none"> • Town budget • Grant assistance through NYS Bond Act/Environmental Protection Fund

3. Obtain easements and develop a walking/bicycle trail to link the Chaffee-Sardinia Park to Manion Park. **(See F.4., H.2. and I.4. - Trails to link parks and hamlets.)**
4. Encourage community organizations to continue to provide recreational programs and opportunities.

Action:	H.4. (Continue recreational programs)
Time Frame:	On-going
Responsible Agency:	Town Board with assistance from Town Recreation Commission
Estimated Cost:	None
Potential Funding Sources:	N/A

5. Seek grant funds to improve and/or expand recreational facilities (including the Community Center gymnasium and park rest rooms) to increase recreational opportunities for Town residents.

Action:	H.5. (Grant funding for recreational facilities)
Time Frame:	Medium-term (3-5 years) and On-going
Responsible Agency:	Town Board with assistance of a consultant
Estimated Cost:	\$1,500 for preparation of grant application Local match to be determined based on the scope of the project.
Potential Funding Sources:	<ul style="list-style-type: none"> • Town Budget • Grant assistance through NYS Bond Act/Environmental Protection Fund

Implementation Strategy

Parks and Recreation (Continued)

6. Work with Erie County and other governmental agencies to provide additional hiking, equestrian and snowmobile trails on public lands such as Sprague Brook Park and the Erie County Forest.

Action:	H.6. (Encourage the development of recreational trails on public land))
Time Frame:	On-going
Responsible Agency:	Town Board with assistance from Town Recreation Commission
Estimated Cost:	None
Potential Funding Sources:	N/A

7. Encourage the establishment of linkages among the trails on public and private property throughout the Town of Sardinia.

Action:	H.7. (Encourage the linkage of trails)
Time Frame:	On-going
Responsible Agency:	Town Board with assistance from Town Recreation Commission
Estimated Cost:	None
Potential Funding Sources:	N/A

8. Solicit the input of adjoining property owners prior to applying for grants to expand Town parks or to make improvements thereto in order to identify any potential adverse impacts the project may have on the adjoining property owners.

Action:	H.8. (Solicit input from adjoining property owners prior to applying for parks grants))
Time Frame:	On-going
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

Infrastructure (Continued)

I. Infrastructure

1. Solicit increased funding from NYS DOT for local roads.

Action:	I.1. (Increase NYS DOT funding for local roads)
Time Frame:	Short-term (1-2 years) and on-going
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

2. Solicit NYS DOT for speed reduction along Routes 39 and 16 and solicit Erie County for speed reduction along Genesee Road between the Erie County forest and Mehm Road. [Reduce speed limit and/or provide for better enforcement of existing speed limits.]

Action:	I.2. (Highway speed reduction)
Time Frame:	Immediate (within 1 year) and on-going
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

3. Solicit NYS DOT to install traffic signals on Route 16 at the Genesee Road and Allen Road intersections. (The traffic signal at Allen route should have a pedestrian-crossing mode that can be activated by pedestrians and should be able to be controlled by the Fire Department to provide safe access for fire trucks as they leave the Chaffee Fire Hall.)

Action:	I.3. (Install traffic signals at the intersections of Route 16 and Genesee and Allen Roads)
Time Frame:	Long-term
Responsible Agency:	Town Board and NYS DOT
Estimated Cost:	No cost to Town
Potential Funding Sources:	N/A

Implementation Strategy

Infrastructure (Continued)

4. Develop plans for increasing the number of safe paths and the development of bikeways that would connect the Hamlets with each other as well as with Town parks.

Action:	I.4. (Plan for trails to link parks and hamlets) See also F. 4., H.2. and H.3.
Time Frame:	Medium-term (3-5 years)
Responsible Agency:	Town Board
Estimated Cost:	Preliminary engineering report - \$3-\$5,000
Potential Funding Sources:	Town budget

5. Encourage the owners of the Chaffee Water Works to apply for capital improvement funding/financing or, alternatively, develop preliminary applications for water system improvements and/or replacement as potential Town public improvement. Consideration should be given to extending the water system to the Hamlet of Sardinia.

Action:	I.5. (Plan for improvements to the Chaffee Water Works))
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board with assistance of engineering firm
Estimated Cost:	Preliminary engineering report - \$3-\$5,000 Grant application - \$3,000
Potential Funding Sources:	Town budget (Expenses may be reimbursable by funding agencies if the project advances to construction.)

6. Enter preliminary discussions with the Village of Arcade to determine the availability of an alternative source of water supply.

Action:	I.6. (Determine availability of Arcade water service.)
Time Frame:	Immediate
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

Infrastructure (Continued)

7. Evaluate the feasibility of extending sanitary sewer service from the Village of Arcaded to the southeastern portion of the Town.

Action:	I.7. (Evaluate feasibility of extending Arcade sewer service.)
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

8. Work with Erie County Department of Environment and Planning to coordinate efforts for permitting and regulating windmill “farms” for generating electricity as a special use in the Agricultural/Residential district and to promote the use of anaerobic digesters to produce methane gas from livestock manure. **(See A.1. – Zoning regulations)**

9. Evaluate the feasibility of establishing a municipal electric company.

Action:	I.9. (Evaluate establishing a municipal electric company.)
Time Frame:	Long-term (5-10 years)
Responsible Agency:	Town Board with assistance of consultant with expertise in municipal electric companies
Estimated Cost:	To be determined
Potential Funding Sources:	Town Budget

10. Pursue an expansion of the cable television service area to the extent feasible at the time a successor franchise agreement with the cable television service provider is being negotiated.

Action:	I.10. (Expansion of cable television service area.)
Time Frame:	Long-term (5-10 years)
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

11. The Town should utilize zoning regulations to prohibit the erection of communication towers and other types of towers that are excessively high and which adversely impact the visual character of the Town. **(See A.1. – Zoning regulations)**

Implementation Strategy

Government Services and Community Facilities

J. Government Services and Community Facilities

1. Develop additional sources of water in the Hamlets of Sardinia and Chaffee and in the commercial district for fire protection.

Action:	J.1. (Water sources in hamlets for fire protection) See also I.5.
Time Frame:	Short-term (1-2 years) for Hamlet of Sardinia Short-term (1-2 years) for Hamlet of Chaffee
Responsible Agency:	Town Board with assistance of Chaffee-Sardinia Fire Department.
Estimated Cost:	Hamlet of Sardinia: Minimal for easement to and installation of dry hydrant in pond at end of Meyers Road. Chaffee water system improvements: Preliminary engineering - \$10-\$15,000 Preparation of grant application - \$3,000 Construction: To be determined based on design
Potential Funding Sources:	<ul style="list-style-type: none"> • Grant assistance through Rural Development / Drinking Water State Revolving Fund Programs • CDBG funds from Erie County

2. Explore ways to increase Erie County sales tax revenue.

Action:	J.2. (Increase sales tax revenue)
Time Frame:	Short-term (1-2 years) and On-going
Responsible Agency:	Town Board with assistance of other town boards
Estimated Cost:	None
Potential Funding Sources:	N/A

3. Work with the U.S. Postal Service to retain the post offices in Chaffee and Sardinia. **(See F.6. - Retain post offices)**

Government Services and Community Facilities (Continued)

4. Pursue staffing of the Sheriff substation at the Sardinia Community Center.

Action:	J.4. (Staff Sheriff substation)
Time Frame:	Short-term (1-2 years)
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

5. Encourage Town residents to become volunteer firefighters in the Chaffee-Sardinia Memorial Fire Company.

Action:	J.5. (Encourage residents to volunteer as firefighters)
Time Frame:	On-going
Responsible Agency:	Town Board
Estimated Cost:	None
Potential Funding Sources:	N/A

6. Seek funding to renovate the interior of the old Town Hall (**See G.5. - Seek funds to renovate old Town Hall**)

Summary of Recommended Actions Grouped by Time Frame

ON-GOING

Natural Resources and Environmental Protection

- B.1. Continue the Town's well testing program. Continue to monitor wells near the landfill as well as private wells throughout the Town.
- B.2. Provide information to residents regarding groundwater protection. Include information on the proper disposal of automotive and household chemicals, septic system maintenance, and the application of lawn care chemicals.
- B.3. Provide information regarding agricultural environmental management practices used by farmers to protect groundwater. *(See Agriculture section.)*
- B.4. Ensure that Town zoning actions do not result in the contamination of groundwater by toxic substances.
- B.6. Seek funding to help landowners construct improvements to prevent further erosion.
- B.8. The Town Board should evaluate the pros and cons of rezoning the Waste Management parcel to accommodate the expansion of the landfill before making a decision regarding rezoning the property. The evaluation should identify and consider all possible adverse and beneficial impacts that could result.
- B.9. Continue to work with NYS DEC in the review and monitoring of existing gravel mines and reclamation plans.
- B.10. Continue to use zoning regulations to limit the areas in the Town in which commercial gravel mines are permitted to operate.

Farmland and Agriculture

- C.1. Provide information to land owners to encourage the protection of agricultural land through private conservation easements. Distribute information about programs operated by the Western New York Land Conservancy and literature published by the American Farmland Trust.
- C.2. Encourage Erie County to purchase the development rights to high quality farmland in the Town.
- C.3. Provide information to residents about the value of agriculture to the Town and about customary agricultural practices.

ON-GOING *(continued)*

Housing and Residential Development

- D.1. Periodically disseminate information to Town Residents about the Erie County and Southtown Rural Preservation Company housing assistance programs by distributing program literature at the Town Hall and to banks, senior citizens organizations, churches; sponsoring seminars; making announcements at Town Board meetings, etc.

Business and Economic Development

- E.3. Continue to permit hybrid, industrial-retail businesses in the industrial districts. **(See A.1. – Zoning regulations)**
- E.6. Continue to permit the establishment and operation of bed and breakfast inns, trailer camps and outdoor recreational businesses in the Town. **(See A.1. – Zoning regulations)**
- E.9. Coordinate the Town’s site plan review with the NYS Department of Transportation’s highway access permitting process to encourage and facilitate the use of shared internal and access driveways and roadways using cross-access easements. **(See E.13. – Shared driveways / internal roadways)**
- E.11. Continue to provide property tax incentives for commercial development and redevelopment through Section 485-b of the NYS Real Property Tax Law. **(No action is necessary to continue to provide this incentive)**
- E.12. Make Section 108 financing available to local businesses that need low cost financing, and for which RDC, ILDC and ECIDA financing is not suitable and/or available.
- E.13. Encourage commercial developers to donate cross-access easements for use for internal roadways and shared access driveways with adjoining commercial parcels.
- E.14. Encourage the establishment of a private industrial/business park on the former gravel mine site in the southeastern corner of the Town. (Also long-term)

Hamlets

- F.3. Continue to install sidewalks within the Hamlets of Sardinia and Chaffee.
- F.6. Work with the U.S. Postal Service to retain the post offices in Chaffee and Sardinia.

Historic Preservation

- G.1. Establish a recognition program for privately owned historic buildings. **(Also Short-term)**
- G.2. Provide information to owners of historic buildings and properties regarding grant programs.
- G.3. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.

ON-GOING *(continued)*

- G.4. Maintain the community center and the old Town Hall. Ensure that the historic features of these buildings are retained.
- G.6. Continue to support the Historic Museum by providing exhibit space in the old Town Hall.

Parks and Recreation

- H.4. Encourage community organizations to continue to provide recreational programs and opportunities.
- H.5. Seek grant funds to improve and/or expand recreational facilities to increase recreational opportunities for Town residents. **(Also Medium-term)**
- H.6. Work with Erie County and other governmental agencies to provide additional hiking, equestrian and snowmobiling trails on public lands.
- H.7. Encourage the establishment of linkages among the trails on public and private property throughout the Town of Sardinia.
- H.8. Solicit the input of adjoining property owners prior to applying for grants to extend Town parks or to make improvements thereto in order to identify and potential adverse impacts the project may have on the adjoining property owners.

Transportation and Infrastructure

- I.1. Solicit increased funding from NYS DOT for local roads. **(Also Short-term)**
- I.2. Solicit NYSDOT for speed reduction along Routes 39 and 16 and solicit Erie County for speed reduction along Genesee Road between the Erie County forest and Mehm Road. [Reduce speed limit and/or provide for better enforcement of existing speed limits.] **(Also Immediate)**
- I.10. The Town should utilize zoning regulations to prohibit the erection of communication towers and other types of towers that are excessively high and which adversely impact the visual character of the Town. **(See A.1. – Zoning regulations)**

Government and Community Services

- J.2. Explore ways to increase Erie County's sales tax revenue.
- J.3. Work with the U.S. Postal Service to retain the post offices in Chaffee and Sardinia. **(See F.6. and J.3. - Retain post offices)**
- J.5. Encourage Town residents to become volunteer firefighters in the Chaffee-Sardinia Memorial Fire Company.

IMMEDIATE (LESS THAN 1 YEAR)

Natural Resources and Environmental Protection

- B.7. Following receipt of an application to the NYS Department of Environmental Conservation for a waste disposal permit, the Town Board should work closely with NYS DEC under the State Environmental Quality Review Act (SEQR), and provide for a thorough environmental review of the application. DEC should be required to address the regional need for additional landfill capacity, and to provide complete documentation of test well sampling. DEC should also hold a public hearing prior to making a decision on the application.

Farmland and Agriculture

- C.6. Adopt a local “right to farm” law.

Business and Economic Development

- E.10. Designate one Town official as the liaison between the Town and the ECIDA, ILDC, and RDA, and to shepherd zoning and building permit applications through the review and approval process.

Transportation and Infrastructure

- I.2. Solicit NYSDOT for speed reduction along Routes 39 and 16 and solicit Erie County for speed reduction along Genesee Road between the Erie County forest and Mehm Road. [Reduce speed limit and/or provide for better enforcement of existing speed limits.] (*Also Immediate*)
- I.6. Enter preliminary discussions with the Village of Arcade to determine the availability of an alternative water supply.

SHORT-TERM (1-2 YEARS)

Land Use Overview

- A.1. Enact zoning regulations and a zoning map that balance the competing needs of the various land uses in the Town, as represented in the Future Land Use Map.
- A.2. Develop subdivision regulations to provide for the orderly division of parcels of land.

Natural Resources and Environmental Protection

- B.5. Establish zoning regulations that limit the removal of vegetation in erodible areas along Cattaraugus Creek. (*See A.1. - Zoning regulations.*)

Farmland and Agriculture

Implementation Strategy

- C.3. Provide information to residents about the value of agriculture to the Town and about customary agricultural practices. **(Also On-going)**

SHORT-TERM (1-2 YEARS) (Continued)

Farmland and Agriculture Continued

- C.4. Establish zoning districts that discourage extensive development in high quality agricultural areas. Continue the prohibition of mining in high quality agricultural areas. **(See A.1 - Zoning regulations.)**
- C.5. Establish subdivision regulations to enable the Planning Board to review new residential development and to encourage designs and buffers that minimize conflicts with neighboring agricultural uses. **(See A.2 - Subdivision regulations.)**

Housing and Residential Development

- D.2. Revise zoning regulations to encourage well-designed residential development that is consistent with the natural and agricultural features of the Town. **(See A.1. - Zoning regulations.)**
- D.3. Revise Town zoning regulations to encourage higher density residential development in appropriate areas of the Town, such as the in the Hamlets of Chaffee and Sardinia. **(See A.1. - Zoning regulations.)**
- D.4. Retain provisions in the Town zoning regulations that permit a wide range of housing types and sizes to accommodate affordable housing needs in the community. **(See A.1. - Zoning regulations.)**
- D.5. Develop subdivision regulations to provide for the orderly division of parcels of land for residential development. **(See A.2. - Subdivision regulations.)**
- D.6. Increase minimum road frontage/width of lot to 250 feet in the more rural parts of the Town. **(See A.1. - Zoning Regulations)**
- D.7. Pursue funding for housing improvements in targeted areas of the Hamlets and elsewhere where needed. **(See F.5. - Housing improvements)**

Business and Economic Development

- E.1. Designate business districts to permit both commercial and industrial uses in appropriate areas as identified on the Future Land Use Map. **(See A.1. - Zoning regulations.)**
- E.2. Increase the depth of the commercial and industrial districts to 1,000 feet. **(See A.1. - Zoning regulations.)**
- E.4. Permit small-scale business development within Hamlets of Chaffee and Sardinia that would be compatible with the nearby residential neighborhoods. **(See A.1. - Zoning regulations.)**
- E.5. Permit the establishment and operation of farm markets that sell farm products and goods that are not grown or produced on the property on which the market is located. **(See A.1. - Zoning regulations.)**

Implementation Strategy

SHORT-TERM (1-2 YEARS) *(continued)*

Business and Economic Development Continued

- E.7. Develop and utilize design standards to ensure that buildings that are constructed or modified in the Hamlets of Chaffee and Sardinia for commercial use have a scale and appearance that is in harmony with the residential neighborhoods. ***(See A.1. - Zoning regulations.)***
- E.8. Streamline the review and approval processes to minimize the time between application submission and issuance of zoning, special use and building permits. ***(See A.1 Zoning regulations)***

Hamlets

- F.1. Enact zoning regulations that are specific to meet the unique characteristics and needs of the residential and business areas within the Hamlets. ***(See A.1 - Zoning regulations)***
- F.5. Pursue funding for housing improvements within targeted areas of the Hamlets and elsewhere where needed. ***(See D.7. – Housing improvements)***

Historic Preservation

- G.1. Establish a recognition program for privately owned historic buildings. ***(Also On-going)***

Transportation and Infrastructure

- I.1. Solicit increased funding from NYS DOT for local roads. ***(Also Short-term)***
- I.5. Encourage the owners of the Chaffee Water Works to apply for capital improvement funding/financing or, alternatively, develop preliminary applications for water system improvements and/or replacement as potential Town public improvement. Consideration should be given to extend the water system to the Hamlet of Sardinia.
- I.7. Evaluate the feasibility of extending sanitary sewer service from the Village of Arcade to the southeastern portion of the Town.
- I.8. Permit the installation of windmill “farms” for generating electricity as a special use in the agricultural/residential district subject to meeting criteria to be established to minimize adverse impacts on properties in the vicinity. ***(See A.1. – Zoning regulations)***

Government and Community Services

- J.1. Develop additional sources of water in the Hamlets of Sardinia and Chaffee and in the commercial district for fire protection.
- J.2. Explore ways to increase Erie County sales tax revenue ***(Also on-going)***
- J.4. Pursue staffing of the Sheriff substation at the Sardinia Community Center.

MEDIUM-TERM (3-5 YEARS)

Natural Resources and Environmental Protection

- B.10. Continue to use zoning regulations to limit the areas in the Town in which commercial gravel mines are permitted to operate.

Business and Economic Development

- E.14. Encourage the establishment of a private industrial/business park on the former gravel mine site in the southeastern corner of the Town. **(See I.6. and I.7. - Arcade water and sewer service)**

Hamlets

- F.2. Undertake a design study for the redevelopment of the “triangle” area in the Hamlet of Sardinia.
- F.4. Design and develop a trail to link Meyer Road in the Hamlet of Sardinia with the Town Park.
- F.7. Implement a tree-planting program in the Hamlets of Chaffee and Sardinia to provide for the replacement of dead and diseased trees as they are removed.

Parks and Recreation

- H.1. Develop a master plan for each of the Town parks, including a landscaping component, to guide future park development. The master plan should address the feasibility of the following recommended improvements: (a) develop an ice/roller skating rink in the Chaffee-Sardinia Park; (b) install lighting to illuminate the tennis courts in the Chaffee-Sardinia Park; and, (c) install basketball goals/basketball court behind the Town Community Center and additional lighting to illuminate the goals/court.
- H.2. Obtain easements and develop a path/bicycle trail to link the Hamlet of Sardinia to the Chaffee-Sardinia Park.
- H.3. Obtain easements and develop a walking/bicycle trail to link the Chaffee-Sardinia Park to Manion Park. **(See F.3., F.4., H.2. and I.4. - Trails to link parks and hamlets.)**
- H.5. Seek grant funds to improve and/or expand recreational facilities to increase recreational opportunities for Town residents. **(Also On-going)**

Transportation and Infrastructure

- I.3. Develop plans for increasing the number of safe paths and the development of bikeways that would connect the Hamlets with each other as well as with Town parks.

LONG-TERM (5-10 YEARS)

Economic and Business Development

- E.14. Encourage the establishment of a private industrial/business park of the former gravel mine site in the southeastern corner of the Town. ***(Also on-going)***

Historic Preservation

- G.5. Seek funding to renovate the interior of the old Town Hall

Parks and Recreation

- H.1. (a) Develop an ice / roller skating rink in the Chaffee-Sardinia Park, if feasible. ***(See H.1. – Develop master plans for parks)***

Transportation and Infrastructure

- I.8. Evaluate the feasibility of establishing a municipal electric company.
- I.9. Pursue an expansion of the cable television service area to the extent feasible at the time a successor franchise agreement with the cable television service provider is being negotiated.

Government and Community Services

- J.6. Seek funds to renovate the interior of the old Town Hall ***(See G.5. - Seek funds to renovate old Town Hall)***