

**8-4-2016 – TOWN BOARD WORK SESSION**

Present:

Councilman Leonard R. Hochadel  
Councilman Douglas J. Morrell  
Councilman Mandy Quinn  
Supervisor Beverly Gambino

Absent:

Councilman Cheryl L. Earl

Also Present:

Attorney for the Town David DiMatteo  
Town Clerk Betsy A. Marsh

The Sardinia Town Board held a Town Board Work Session on Thursday, August 4, 2016, at the Sardinia Town Hall. Supervisor Gambino called the meeting to order at 6:30 PM.

The Supervisor stated that the first order of business is a decision on the Lindquist Special Use Permit for a kennel, noting that the Public Hearing was held on June 9, 2016, and the Town has 62 days to make a decision, which would make the August 11, 2016 Regular Board meeting over the time limit. She then asked Board members for their thoughts on the kennel. Councilman Morrell stated he would like a stipulation that the Town be able to make 4 unannounced site inspections per year. Councilman Hochadel stated he would like to also have a stipulation in the permit that they have a 15 dog limit. He stated that he has heard complaints from people about the number of dogs they have, but no one was willing to come forward. He stated that the limit would not include puppies under 6 months of age, giving them time to sell or have the puppies adopted. The Supervisor asked the Lindquists how they felt about these stipulations. Mrs. Lindquist stated that the dogs are inside the house and are mostly small dogs. She stated she would like to have the number of dogs at 25. Board members felt a compromise would be to set the number at 20. Mr. Lindquist stated he felt that 4 inspections per year was excessive, but Board members felt it was appropriate. The Lindquists asked who would be doing the inspections, and was told it would be the Dog Control Officer or the Code Enforcement Officer. **There being no other questions or comments, on a motion by Morrell, seconded by Quinn, the Town Board granted a Special Use Permit for a Dog Kennel to the Lindquists, for their property located at 10300 Rt. 39, with the stipulations that there will 4 unannounced inspections conducted by the Town per year, and the number of dogs housed there cannot exceed 20 dogs over the age of 6 months. Carried, 4 ayes, 0 noes, 1 absent.**

The Supervisor asked if the Board felt they were ready to take action on the Special Use Permit application for a dog kennel for Mary and Daniel Detor, or if they wanted to defer decision until the next meeting. Board members indicated they were ready to make a decision this evening. **There were no questions or comments, and on a motion by Morrell, seconded by Quinn, the Town Board granted a Special Use Permit for a dog kennel to Mary and Daniel Detor for their property located at 11777 Genesee Rd., with the stipulation that the number of dogs housed there may not exceed 5 dogs. Carried, 4 ayes, 0 noes, 1 absent.**

Supervisor Gambino asked if the Board felt ready to make a decision on the Special Use Permit application submitted by Scott Beicke, d.b.a. Tree Care of New York, and Southern Tier Property Management, LLC. for a Building trades contractor's office and storage yard. Board members indicated they were ready to make a decision. **On a motion by Hochadel, seconded by Quinn, the Town Board granted a Special Use Permit to Scott Beicke, d.b.a. Tree Care of New York and Southern Tier Land Management, LLC, for the property located at 10429 Olean Rd. to be used as a Building Trades Contractor's Office and Storage Yard, with the existing building, and with the understanding that any other buildings erected will be subject to Site Plan Review, and a review of this Special Use Permit. Carried, 4 ayes, 0 noes, 1 absent.**

Members of the Planning Board then joined the Town Board, and the Supervisor stated that this joint meeting was to discuss possible Town regulations with regard to solar arrays or solar farms, and asked how anyone feels about the subject and how the Town should proceed. A Moratorium on solar arrays was briefly discussed. Attorney DiMatteo stated that the tax credits for companies installing solar farms is in flux. He stated that the Town is not currently in a crisis, no companies have rushed in for permits to install solar fields, and does not feel that the Town needs a Moratorium law at this time. Planning Board member Bob Church stated that the State has put in regulations on residential solar panels, such as required letters to local Fire Departments, no solar installations in front yards, and a fence is required for outside solar panels. Those present discussed whether or not to regulate home use solar installations, or just large solar arrays, or so-called solar farms. It was suggested that perhaps the Prime Farmland Soils overlay map in the Zoning Ordinance should be reviewed and such solar projects be discouraged in those areas so as to protect the farmlands. After more discussion, the Planning Board will research the matter more and report back to the Town Board.

**There being no further business to discuss, on a motion by Gambino, seconded by Hochadel, the meeting was adjourned at 7:31 PM. Carried 4 ayes, 0 noes, 1 absent.**

Respectfully Submitted,

Town Clerk