

TOWN OF SARDINIA
PLANNING BOARD MEETING MINUTES

April 27, 2026

The Planning Board of the Town of Sardinia was brought to order on Monday, April 27th, 2026 at 7:11 PM by Planning Board Member Dan Szustakowski.

Members Present:

Ryan Wilkins- Chairman

Dan Szustakowski

Aaron Root

Absent:

Guests:

Corrine Brath – Wendel

Nina Ballou- Wendel

Eli McWhinney- David DiMatteo Roach & Kelly Law firm

Matthew Dubois - Attorney for National Energy Development

Jim Bodecker – National Energy Development

Approximately 26 other guests

Dan Szustakowski called the meeting to order at 7:11 pm. Mr. McWhinney, Attorney for David DiMatteo's office, Corrine Brath and Nina Ballou from Wendel introduced themselves. Mrs. Brath and Ballou explained that they are hired by the Town to assist both the Town Board and the Planning Board with the reviewing all of the documents associated with National Energy Developments Special Use Permit application and Site Plan application. Mrs. Brath noted that they have begun an initial review of the documents and have noticed that a number of the documents are outdated and will need to be updated in order for the application to be considered complete. Mrs. Ballou briefly went over the list of documents that will need to be updated and noted that no decisions on this project will be made at this time. It was noted by Town Clerk Bray that all documents must also be in print format. Mrs. Brath then explained the steps that would be involved going forward and before a decision could be made including but not limited to the Sketch Plan Review, Formal Application, SEQRA filling and Public Hearings.

Mr. Bodecker from National Energy Development gave a brief verbal description of the proposed Solar Project on Hand Road. Mr. Bodecker noted that NED would need to follow the Town Code and laws regarding solar projects. The proposed project would be a .95 megawatt Solar array constructed on 6.75 acres of an 11 acre parcel. It was noted that there would be upgrades to the current powerlines needed as well as to the power substation in Holland. National Energy Development intends to purchase the parcel to construct the project and when the project is complete the parcel and project will be turned over to an investor. Mr. Bodecker noted that the energy produced from the project will go into the electric grid under a program called Solar For All and that residents could then sign up for credits on their electric bill through that program. He noted that NED will be providing the Board and Residents a Frequently Asked Question flyer in the future. Presentation was then followed by any questions or concerns from the public including how much might be included in a Host Agreement, if the project would ever be expanded, why documents submitted in the application were dated in 2020, how will environmental concerns be addressed or looked at, decommissioning bond, property maintenance and panel upkeep.

Mrs. Ballou and Mrs. Brath requested a more formal presentation be presented at the next meeting. It was noted again that the application is considered incomplete at this time and that a number of items need to be updated for the application to be considered complete. Mrs. Brath stated that once the application is determined to be complete that the Planning Board could then refer the application to the Town Board to begin the SEQRA process.

No Further business was discussed. Chairman Wilkins stated that the next meeting would be held on Tuesday May 26th at 7 pm

Aaron Root made a motion to adjourn the meeting. Dan Szustakowski seconded the motion. The motion **passed** by a vote of 3 ayes to 0 noes. Meeting adjourned at 8:13 pm.

Respectfully submitted,

Jennifer L. Bray, RMC
Town Clerk