

**AGENDA
JOINT PLANNING BOARD/ZONING BOARD MEETING
8635 CLINTON STREET
AT THE ORCHARDS, NEW HARTFORD, NEW YORK
MONDAY, JULY 14, 2025
5:30 PM**

JOINT ZONING BOARD & PLANNING BOARD MEETING

Public Hearing:

The application of Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless for property located at 8639 Seneca Turnpike, New Hartford, New York (Tax Map #329.009-1-1 Yahnundasis Golf Club), who is requesting a height Area Variance of 54'± for a transmission tower. The maximum height allowed at this location pursuant to New Hartford Town Code is 100'. The proposed transmission tower is 154'± in height, thus requiring an Area Variance of 54'±.

The applicant is also seeking a front yard Area Variance of 15'± as the tower compound is located within 30' of Seneca Turnpike. Zoning: Parks & Recreation.

PLANNING BOARD AGENDA:

- 1) Approval of the draft Planning Board minutes of April 14, 2025 and May 21, 2025
- 2) Public Hearing: Special Use Permit for Mr. Kevin Copeland et al, 8096 Seneca Turnpike, Clinton, New York (Town of New Hartford). Proposed mobile display homes only on site. Relocation of existing sheds. Tax Map #328.000-2-14; Zoning: C2 Commercial Retail.
- 3) Mr. Jim Brown for EV Solar USA; proposed storage container to be located just inside the fence at the access point in and out. This was not part of the original approval, thus, an Amendment to Final. Tax Map #338.000-3-33.1; Zoning: Agricultural.
- 4) BW Solar Oneida 3 Solar Array. 10130 Roberts Road, Sauquoit, New York 13456. Proposed solar project on 64+ acres. Tax Map #350.000-2-34.2; Zoning: Agriculture. Borders Town of Paris 359.000-1-21.2 Special Use Permit.
- 5) Misc.