

**AGENDA  
PLANNING BOARD  
8635 CLINTON STREET  
AT THE ORCHARDS, NEW HARTFORD, NEW YORK  
WEDNESDAY, OCTOBER 15, 2025  
5:30 PM**

- 1) Minor 2-lot Subdivision Preliminary/Final Approval, Mr. Michael Sisti/Wendy Benton, Roberts Road, Two-lot minor subdivision. Frontage is 150' and it is a 6.23 acre parcel. Tax Map #350.000-1-34.9; Zoning: Residential/Agricultural. Sent to OC Planning and OC DPW with no negative comments received.
- 2) **Public Hearing:** Special Use Permit - October Basics, LLC, 4790 Commercial Drive, New Hartford, New York. Site Plan Review/parking. Tax Map #317.013-3-17.2; Zoning: C1 General Commercial.
- 3) Preliminary/Final: The reapplication 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), for a proposed 100' tower and relocate the tower compound so that it complies with the 30' setback requirement. Zoning: Parks & Recreation.
- 4) Preliminary/Final: Tully's Good Times, 8635 Clinton Street, New Hartford, New York (formerly UNO Pizzeria). Tax Map #316.020-1-11.9; Zoning: C1 General Commercial.
- 5) Preliminary/Final: Mr. Anthony Vennero, Potentia Management, 4685 Middle Settlement Road, New Hartford, New York. Updated parking plan. Amendment to final. Tax Map #316.000-2-42.5; Zoning: C1 General Commercial.
- 6) 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
- 7) Misc.