

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
AUGUST 12, 2019
TOWN OF NEW HARTFORD MUNICIPAL OFFICES
8635 CLINTON STREET, NEW HARTFORD, NEW YORK**

The Regular Meeting was called to order by Chairwoman Heather Mowat at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members G. Brymer Humphreys, William Morris, Julius Fuks, Jr., Lis DeGironimo, John Latini III, and Wilmar Sifre. Also in attendance: Town Attorney Herbert Cully; Councilmen David Reynolds and Richard Lenart; Highway Superintendent Richard Sherman; Code Enforcement Officer Joseph Booth; and Secretary Dory Shaw.

Draft minutes of the July 8, 2019 Planning Board meeting were reviewed by each Board Member. Motion was made by Board Member Brymer Humphreys to approve these minutes as written; seconded by Board Member Julius Fuks, Jr. All in favor. (Board Member Lis DeGironimo abstained).

Amendment to final for **Mr. Steve Buck, Heartford Luxury Apartments, Clinton Road, New Hartford**. Change in previously approved plan. Tax Map #328.000-2-78; Zoning: RPDD. This item was removed from tonight's agenda to be addressed at another Planning Board meeting pending additional information.

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The Meadows, 4310 Middle Settlement Road, New Hartford. Increase of 44 one-bedroom dwelling units for a total of 102 units on Lot 1. Tax Map #328.000-2-64 & 65; Zoning: Institutional. They previously received approval for two units and are now adding a third on a separate parcel. Mr. Paul Kruger of Beacon Communities, Mr. Jim Connors of Chazen Companies, and Mr. Michael Sweeney of Community Wellness Partners

Town Attorney Cully stated this is a 9.4 acre parcel adjacent to the previously approval parcel and combining them. Mr. Kruger said this project is being redeveloped. He explained the project background of the 2015 approval and the current amendments (increase of 44 one-bedroom dwelling units for a total of 102 units on Lot 1). (Many apartments were in the flood plain). Fifty-one apartments will be for elder seniors (who need assistance) and he explained the program regarding rents, care, etc. Community Wellness Partners have authorized Beacon Communities LLC, 3t Architects and Chazen Engineering to act as agents regarding their involvement. Buildings C, D, E & F have been completed. Lot 1 is where they are seeking approval now.

Mr. Connors addressed Mud Creek, NYSDEC stream, and wetlands, parking, traffic, utilities, storm water, flood plain and endangered species. There is a water line service they own and dedicated to them (water and sewer the same). No cuts are required. As far as traffic, they are adding 44 units but changing 51 to supportive services and they expect people won't be driving. There is no issue at this intersection.

Mr. John Dunkle, the Town's contract engineer for this project, had provided comments, which are a part of this file. The applicants found nothing of concern with Mr. Dunkle's comments (maybe an easement on the 9.4 acre parcel). They aren't going to affect any wetlands. They excavated out areas so they don't affect the flood plain. Buildings are 2' above flood elevation. They reduced the overall impervious by 25' or more, storm water is reduced. They prepared a SWPPP, which addressed detention – that is still occurring. Parking spaces on the site are permeable asphalt, all pavers. A combination of things exceeded the amount of impervious. Emergency access is where Building G is located. He identified where the area is that will become primarily construction area. Fire Department requested connecting Building G to Middle Settlement Road but they provided plans to show that a 49' ladder could access the site without any problems. (Building G is for housing residents who are transitioning from nursing home to independent living). Same with ambulances – no problem. They have SHPPO approval for expanding this project. The SWPPP is for the whole project and they are doing a notice that it is partially completed and on hold until their new amendment gets approved. Once that comes, they will start the SWPPP inspections. The second phase will be Meadows Senior Living 2. Mr. Dunkle mentioned maintenance agreements. There is already an agreement in place for owners to maintain it but they will have an amendment. Water and sewer is the same.

Town Attorney Cully to Code Officer Booth: permeable pavement. Has anyone else used it. Mr. Connors said it has to be maintained. Mr. Booth asked what percentage is the pervious pavement – Mr. Connors said about 20% permeable - still meeting the Code. Highway Superintendent Rick Sherman mentioned others using sand and it has to be maintained to keep the sand out. It is all being taken into account. Permeable pavement will be maintained.

Mr. Connors referred to a subdivision plan. He asked if this required a separate map. Town Attorney Cully said technically it is a reversed subdivision. They will dissolve the lot line with a description to the Town Attorney subject to Planning Board approval. This is handled by the Assessor's Office.

Codes Officer Booth asked how will the subdivision affect impervious area. They are thinking of leaving a portion and conveying it to Special Metals (it doesn't affect impervious percentages). They need a variance on the quantity of parking spaces. Mr. Booth said overall the Planning Board should look at lots/parking and variance and removal of structures in Court A when it is time.

This project is being treated as preliminary and will need to be sent out for SEQ. This is not an Amendment to Final.

Board Member DeGironimo asked how did that transition to Lot 3 happen - will there be a turnaround. They will drive along the lawn area, the bridge will stay and sidewalk will remain. They will make sure there is some signage. Parking lot alignment – there is 10'. How much clearing between the buildings - Mr. Connors said limits of disturbance. The clearing limits for Building G is a pretty clear area, some trees will remain. They will trim back a lot of the bushes. No interference.

Board Member Fuks said NYSDEC map shows the stream running into the parcel. Mr. Connors said he got stream disturbance permits – C(T) stream disturbance permit.

Mr. Connors said they will be working on Mr. Dunkle's comments during the next week or two.

Mr. Sweeney thanked the Board for their input.

Motion was made to grant Preliminary Approval for The Meadows for Phase 2 by Board Member Lis DeGironimo; seconded by Board Member Brymer Humphreys. All in favor.

Motion to declare the Planning Board Lead Agency for SEQR and to send out for a Coordinated review by Board Member Bill Morris; seconded by Board Member Lis DeGironimo. All in favor.

Chair Heather Mowat reminded the Board Members to get in touch with Dory Shaw regarding whether they want to attend the Schuyler Continuing Education program on October 2, 2019.

Also, Chair Mowat stated that because we are employees, we can benefit in the Town's retirement system. She will forward information.

There being no further business, motion was made by Board Member Julius Fuks, Jr. to adjourn; seconded by Board Member Brymer Humphreys. All in favor.

The meeting adjourned at approximately 6:15 PM.

Respectfully submitted,

Dolores Shaw, Secretary
Planning Board

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