

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
MONDAY, APRIL 14, 2025  
TOWN OF NEW HARTFORD MUNICIPAL OFFICES  
8635 CLINTON STREET, NEW HARTFORD, NEW YORK**

The Regular Meeting was called to order by Chair Heather Mowat at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members Julius Fuks, Jr., Rocco Arcuri, Lisa Britt, James Decker, Wilmar Sifre, and Manzur Sikder. Also in attendance was Town Attorney Herbert Cully, Councilmen David Reynolds and David Tehan, Contract Engineer John Dunkle, Codes Enforcement Officer George Farley, and secretary Dory Shaw.

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Minutes of the Planning Board meeting of March 24, 2025 were approved by Board Member Manzur Sikder; seconded by Board Member Jim Decker. All in favor. .

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**BW Solar (Oneida 3 Solar Array)**, Roberts Road, 10130 Roberts Road, Sauquoit, New York. Tax Map #350.000-2-34.2; Zoning: Agricultural. Borders Town of Paris 359.000-1-21.2. Special Use Permit, Preliminary review. Mr. Hamza Khalil appeared before the Board. Also in attendance was Amelia McLean-Robertson, Esq. of Harris Beach Murtha Law Firm.

Chair Mowat explained what transpired at the last meeting regarding preliminary review process and asked if the Board Members had any questions. This is an application being complete for a Special Use Permit. Staff believes the application is complete to proceed for SEQR review and public hearing. Board Member Britt mentioned that the Planning Board could ask for additional items and could ask them to bring this also that they were working with the neighbors. Also, she wants to clarification on the size – Mr. Khalil said 5 megawatts. Explanation occurred, AC vs DC. Chair Mowat felt it is not part of the application – discussion ensued. It is up to the applicant to provide sufficient information.

There being no further input, motion was made by Board Member Jim Decker accept this application as complete for BW Solar, grant Preliminary Approval; that the Planning Board be Lead Agency and send out for SEQR review to Interested/Involved Agencies; seconded by Board Member Wilmar Sifre. Then schedule a public hearing with notices to residents within 1000' circumference. Vote taken:

Chair Heather Mowat – yes	Board Member Jim Decker – yes
Board Member Rocco Arcuri – yes	Board Member Wilmar Sifre – yes
Board Member Manzur Sikder – yes	Board Member Lisa Britt – yes
Board Member Julius Fuks, Jr. – abstained	

Motion passed by a vote of 6 – 1 (one being an abstention).

Discussion ensued regarding the public hearing date which needs to be scheduled. To be determined.

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Minor Subdivision Reviews:

-Mr. Richard Thomas, Snowden Hill Road, New Hartford. Tax Map #349.000-4-83.3; Zoning: Agricultural. Three lot Minor Subdivision. Each lot has 200' of frontage. No sewer or water. Highway Supt. Rick Sherman has no problem with the driveway cuts. John Dunkle would like to have applicant get a septic test. Motion was made by Board Member Lisa Britt to approve this subdivision proposal; seconded by Board Member Rocco Arcuri contingent on appropriate septic system and well results. All in favor.

-Mr. Walter Madej, Chapman Road, New Hartford. Tax Map #340.000-1-37.1; Zoning: Residential/Agricultural. Two lot minor subdivision. This property has public sewer and water. Staff has a concern **that before any Building Permit would be issued, that the site plan be reviewed before a Building Permit is issued by Highway Superintendent Richard Sherman, Codes Officer George Farley and Town Engineer John Dunkle in regard to storm water.** Drainage is an issue. Motion was made by Board Member Rocco Arcuri to grant approval of this two-lot subdivision based on the captioned highlighted concern; seconded by Board Member Julius Fuks, Jr. All in favor.

-Mr. Omar Massoud, Sessions & Mohawk Street, New Hartford. Tax Map #350.000-2-61.3; Zoning: Residential/Agricultural. Two lot minor subdivision. Note: the Trust is the owner on all deed documents. Mr. Massoud has someone interested in purchasing this lot. He discussed the amount of acreage and what is left. This is a large parcel. After a review, motion was made by Board Member Jim Decker to approve this two-lot subdivision; seconded by Board Member Wilmar Sifre. All in favor.

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Chair Mowat brought the Planning Board members up to date on the property for Mr. Frank Cristiano, Kellogg Road, New Hartford. She explained the location of the two properties, easement over the driveway to the new lot for access, etc. However, Mr. Cristiano needs road frontage so they couldn't get water until we amended the subdivision to show part of the driveway to each lot. The lots are the same. 15' to one parcel and 15' to the other.

After a review of the maps, motion was made by Board Member Rocco Arcuri to accept/amend the change on this subdivision which allows everyone to have water; seconded by Board Member Wilmar Sifre. All in favor.

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Motion was made by Board Member Manzur Sikder to approve the minutes of the March 24, 2025 Planning Board meeting with the insertion of a statement regarding BW Solar reaching out to residents; seconded by Board Member Jim Decker. All in favor.

\*Chair Mowat gave updates on visiting the proposed BW Solar site if desired; \*new final maps submitted by Seneca Mobile Manor (which will be reviewed by Engineer John Dunkle and Highway Superintendent Richard Sherman); \*and the tree situation at the Community Solar site (Humphreys Farms) on Route 12. Codes Officer Farley explained that he went to the site and didn't see a problem. The trees all meet the specifications. Discussion ensued regarding the height, proposed height of trees, location, etc. Codes Officer Farley will take a look at this property when the permit expires height, etc. There is a

construction bond for this project. He said nothing has been done in front of Mr. D'Amore's place at this time, but he will check it at the end of the permit process. There were only a small portion of the trees that were put in along Route 12.

Codes Officer Farley was asked if anyone has spoken to the developer about the residents and their concerns. He is not aware regarding this at this time.

There being no further business, the meeting adjourned at approximately 6:45 PM by motion of Board Member Jim Decker; seconded by Board Member Manzur Sikder. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

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