

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
MONDAY, APRIL 13, 2026
TOWN OF NEW HARTFORD MUNICIPAL OFFICES
8635 CLINTON STREET, NEW HARTFORD, NEW YORK**

The Planning Board 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 Planning Board Members Rocco Arcuri, Manzur Sikder, Wilmar Sifre, Lisa Britt, and James Decker. Board Member absent: Julius Fuks, Jr. Also in attendance was Town Attorney Herbert Cully, Esq., John Dunkle, Engineer, Councilman David Reynolds, Councilman David Tehan, Codes Enforcement Officer George Farley and Dory Shaw, Secretary.

Minutes of the February 9, 2026 and March 9, 2026 Planning Board meeting were approved with a minor change to the February 9, 2026 meeting. Motion to approve both minutes were made by Board Member Wilmar Sifre; seconded by Board Member Jim Decker. All in favor.

Mr. Robert Collins, 9499 Elm Street, Chadwicks, New York. Preliminary Site Plan Review of a proposed 300'x600' barn on his property. Tax Map #350.000-3-50.1; Zoning: Agricultural. Mr. Collins appeared before the Board.

Mr. Collins explained that he will take down the existing barn and replace it with this new one. He needs the additional room for his cows. He stated his property is in the sewer district and he needs a storm water permit. He has an engineer working on his proposal and will have the paperwork shortly for the Town's review. Use of the building is for dairy cows only (1400 stalls and 2400 cows no beef cows, just milk). Engineer John Dunkle will review this proposal and notify the applicant and this Board.

Engineer Dunkle stated that perhaps the Planning Board had some comments to be addressed – Mr. Collins said the greenhouse barn will be gone.

As soon as his engineer gets us this information, Secretary Dory Shaw will pass it along for the Board's review.

First Source Federal Credit Union, 4451 Middle Settlement Road, New Hartford. Preliminary/Final Site Plan Review for a proposed 4000 square foot storage building with a small office and toilet room. Tax Map #328.007-1-1; Zoning: C1 General Commercial. Mr. S. Michael Steiger of SMSA Architects and Mr. Stan Kocyba of First Source appeared before the Board.

Chair Mowat abstained from voting on this project as she holds an appointment on their Board.

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Engineer John Dunkle had a concern with stormwater management documents., i.e. proposed point discharge from the detention basin

Mr. Steiger received Mr. Dunkle's comments and he passed out an updated Site Grading and Stormwater Management Plan and Site Stormwater Management Plan for the Board's review. He also had received SEQR comments and addressed them. He explained the drainage swale. Mr. Kocyba explained water stays on their property, the ditch is not on their property. Discussion ensued regarding releasing of excess water, etc. Mr. Dunkle is okay with going forward tonight on this project and condition anything that may come up. Mr. Steiger will make any revisions necessary.

Board Member Britt asked if there was a retaining wall between them and Pep Boys – Mr. Kocyba stated “yes, on the property line, just a support wall for the parking lot”.

There being no further issues, motion was made by Board Member Wilmar Sifre to close SEQR with a Negative Declaration and grant Final Approval conditioned on site engineering review of storm water discharge and maintenance agreement for storm water; seconded by Board Member Jim Decker. Vote:

Board Member Rocco Arcuri – yes
Board Member Jim Decker – yes
Board Member Wilmar Sifre – yes

Board Member Lisa Britt – yes
Board Member Manzur Sikder – yes

Chair Mowat abstained. Project **approved** by a vote of 5 – 0.

Chair Mowat mentioned holding a special meeting for CHA regarding 4647 Middle Settlement Road for their proposed housing development. She explained the process... Planning Board recommendation to the Town Board then back to the Planning Board for site plan review. Date to be determined.

Chair Mowat also referred to several significant proposed projects and their locations (Seneca Turnpike, Sangertown, Commercial Drive, Consumer Square, Tilden Avenue) which could need considerable Planning Board reviews, NYSDOT input, etc. and information will be forthcoming. Discussion ensued. She also referred to Hartford Luxury Apartments, anticipated expansion and review status at this time.

FYI: Town Engineer Dunkle had sent a memorandum to Mr. Dwyer regarding the proposed Event Center on Seneca Turnpike but he has not heard back at this time.

There being no further business, the meeting adjourned at approximately 6:16 P.M. by motion of Board Member Wilmar Sifre; seconded by Board Member Jim Decker. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary
Planning Board