

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
JULY 27, 2020  
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 Manzur Sikder, G. Brymer Humphreys, William Morris, John Latini, and Wilmar Sifre. Board Member absent: Julius Fuks, Jr. Also in attendance: Town Attorney Herbert Cully; Councilman Richard Lenart; Highway Superintendent Richard Sherman; and Secretary Dory Shaw.

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Minutes of the July 13, 2020 Planning Board meeting were approved by Board Member Brymer Humphrey; seconded by Board Member John Latini. All in favor.

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**Meadows Site Plan Amendment, Middle Settlement Road, New Hartford, New York.** Amendment to final to relocate the storage shed and to construct a second storage shed. Also to install an electric car charging station, add landscaping and other miscellaneous landscape improvements. Tax Map #328.000-2-65.1; 65.2; 65.3; and 64. Zoning: Institutional. Mr. Jim Connors of Chazen Companies appeared before the Board.

Mr. Connors addressed the Board with the changes on this project, i.e., shed relocation, sheds will be one story instead of two, reduction in overall footprint of the trash enclosures, during construction there were some trees to be left by Middle Settlement Road, but those trees were removed as they were bad so they want to add quite a bit of landscaping by Middle Settlement Road; electric car charging station is going on the island – install by the middle of the parking lot – two cars can be charged at once (all underground service for the cars). Also, all of the parking spaces were going to be asphalt, but they want to put in pavers. It will look a lot nicer – this does not affect anything. Mr. Connors stated one of the other changes is a walkway – there will be a paver walk and installing planter boxes for vegetables, flowers, etc. – nothing is being affected.

Highway Superintendent Rick Sherman referred to the proposed trees out front by Middle Settlement Road. He asked that they make sure they are off the sewer right-of-way – Mr. Connors said they are off that area (the trees are shown on the plan). Mr. Sherman also addressed the pavers – he is concerned about weeds. Mr. Connors said the weeds will be maintained regularly and sprayed.

Mr. John Dunkle had reviewed the changes and he had no issues with what is being proposed.

Town Attorney Cully had no concerns. There were no comments from the Board Members. Chair Mowat stated that OC Planning hadn't responded yet, and that NYSDOT had no comments.

Motion was made by Board Member John Latini to grant Amendment to Final subject to receipt of favorable County 239 response; seconded by Board Member Bill Morris. All in favor.

**NOTE:** Since this writing, Oneida County 239 was received with no adverse comments.

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**Jiffy Lube, 4620 Commercial Drive, New Hartford, New York.** Proposed 3,000 ± square foot vehicle service/repair shop. Nine parking spaces and four service bays. Tax Map #328.008-1-9 & 10.2; Zoning: C1 General Commercial. Mr. Steve Wilson of Bohler Engineering appeared before the Board.

Chair Mowat explained that we have been meeting with Staff about an easement, etc. that was previously requested.

Mr. Wilson stated explained that this is a 3,000 sf building, one entrance and one exit, some pavers out front will be moved with a landscape island, there are five parking spaces in the back for employees, dumpsters are out back, and there is a storm water management system. He referred to a site plan.

Town Attorney Cully stated that there is a request by Highway Superintendent Rick Sherman for an easement acceptable to the Town for access to the storm water management area once ownership of this property is made. There is a management system that needs to be attended to in the back of the property. Discussions are with Sangertown and we want to be able to access it. Sangertown is supposed to maintain those ponds and we have had a lot of water issues there. We are working with Sangertown to keep this clean and that is why we want access also. Mr. Wilson referred to the site and the NYSDEC wetland. Mr. Wilson said there is a NYSDEC buffer that extends into their property. He is not sure why we are requesting this. The reply is that the Town just wants to make sure they can get to this area to clean it when needed, i.e. storm water: everything will discharge into an area and settle, then runs down to Mudd Creek. It was stated that the Highway Superintendent's request is reasonable and that if needed, the Town would make sure the property is maintained where they had to work.

A lengthy discussion ensued regarding the easement issue. A possible final approval with a condition was discussed. Mr. Sherman is available for further discussion.

As of this date, the property is owned by someone other than the applicant.

At this time, motion was made by Board Member Brymer Humphreys to close SEQR with a Negative Declaration; seconded by Board Member Bill Morris. All in favor.

The Board Members discussed a final approval. Mr. Wilson is concerned and he is worried about the time involved to restore something to the condition it was.

Town Attorney Cully stated the other option is not to proceed and try to work it out or they can come back to another Planning Board meeting. After a further discussion, Mr. Wilson would like to table this until he meets with the applicant.

Next item of discussion is the consolidation of sub-lots 9 and 10.2. Mr. Wilson referred to those lots on the map.

Town of New Hartford  
Planning Board Minutes  
July 27, 2020  
Page 3

Motion was made by Board Member Bill Morris to approve the consolidation of sub-lots 9 and 10.2; seconded by Board Member Wilmar Sifre. All in favor.

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Chair Mowat discussed possible upcoming projects in the Town.

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There being no further business, the meeting adjourned at approximately 6:15 P.M. by motion of Board Member John Latini; seconded by Board Member Manzur Sikder. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

dbb