

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
JULY 12, 2021
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 John Latini, Brymer Humphreys, Manzur Sikder and William Morris. Board Members absent: Julius Fuks, Jr. and Wilmar Sifre. Also in attendance: Town Attorney Herbert Cully; Contract Engineer John Dunkle, P.E.; Councilman Richard Lenart; Highway Superintendent Richard Sherman; Codes Officer Lary Gell; and Secretary Dory Shaw.

Minutes of the June 14, 2021 Planning Board meeting were addressed. Motion was made to approve these minutes as presented by Board Member John Latini; seconded by Board Member Bill Morris. All in favor.

Mr. Ben Tucker of **Tucker Backyard Pools & Spas, 8086 Seneca Turnpike, Clinton, New York** (Town of New Hartford). Proposed 6,825± sf pool/spa building. Tax Map #328.000-2-13; Zoning: C2 Commercial Retail Business. Mr. Ben Tucker appeared before the Board.

Codes Officer Gell addressed the parking requirements for this project. It was determined that additional parking is required for this project (he explained the Code requirements for parking).

Contract Engineer John Dunkle referred to a feasible location to accomplish this and still be in compliance for impervious area, storm water runoff, etc. Other than this situation, he feels the plan meets the criteria.

Further discussion ensued regarding the parking. Town Attorney Herb Cully asked Mr. Tucker how many employees he had: answer: 12 during season and 3 full time. Not everyone comes in at the same time – they go to job sites. He will have inground pools displayed at the site with associated equipment.

It was determined that a special meeting will be held on Thursday, July 15, 2021 at 5:30 PM to further address this application to try to accommodate the applicant and come to a solution for parking.

LGJW, LLC, 8360 Seneca Turnpike, New Hartford, New York. Preliminary Site Plan Review for proposed doctor offices. Tax Map #328.01`1-1-1.2; Zoning: C2 Retail Business. Mr. Geoff Hillenbrand of Plumley Engineering and Mr. Michael Donaruma appeared before the Board.

This is a renovation and small addition to this site for proposed Ophthalmology offices. 50% of the building will be utilized for this and the other 50% for future leasable space for medical offices. This will be a Monday thru Friday operation with normal business hours. This property sets on two lots but they will be combined shortly. There will be two existing driveways (one additional driveway will be eliminated). Additional parking will be on the west side of the building. All building setback coverages

are met. New sidewalks, landscaping, trees, etc. and relocate the existing sign about 100' to the east.

Contract Engineer John Dunkle needs more storm water information. Also, a traffic report was submitted and overall, this is an accurate representation. With the signal at Woods Highway and Middle Settlement Road, there is sufficient gaps for people exiting the site. Accidents are quite a few in this area – they are below the State norm but primarily at this location. Shared parking was discussed and they need to show that there is enough parking with the adjacent site especially at peak (a parking analysis). We will await NYSDOT's comments. Lighting, grading, draining and parking plans will be required. There is no landscaping at the site now. Dumpster location will need to be shown – there are no truck deliveries. During the SEQR process, we will await comments from the New Hartford Fire Department.

Power lines are to the west of the parking lot off the property – no easements and they will make sure of this. Buffers are to be placed between this development and adjacent properties.

Town Attorney Cully asked if the entire facility is medical – Mr. Donaruma said hopefully – but no restaurants, or the like. Mr. Donaruma said there is a shared parking agreement. Mr. Dunkle asked if the agreement could be amended – Town Attorney Cully stated it is a shared agreement and Mr. Wade owns both properties.

Mr. Dunkle advised the applicant that any change in use of this building, Oneida County would like to see the sewer generation rates so this should be documented and they should be prepared to address this.

It was determined that a special meeting will be held on Thursday, July 15, 2021 at 5:30 PM to further address this application as information packets were delayed getting to the Planning Board members due to FedEx complications.

Motion was made by Board Member John Latini to table the applications of Tucker Pools & Spas and LGJW, LLC to be addressed at a Planning Board meeting on Thursday, July 15, 2021 at 5:30 P.M.; seconded by Board Member Brymer Humphreys. All in favor.

Minutes of the June 14, 2021 Planning Board meeting were approved by motion of Bill Morris; seconded by Board Member Brymer Humphreys. All in favor.

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 Bill Morris. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary
Planning Board
dbs