

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
FEBRUARY 14, 2022
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., Manzur Sikder, John Latini, Lisa Britt and Brymer Humphreys. Board Member absent: Wilmar Sifre. Also present was Town Attorney Herbert Cully; Highway Superintendent Richard Sherman; John Dunkle, P.E., Contract Engineer; Codes Officer Lary Gell; and Dory Shaw.

Minutes of the January 10, 2022 Planning Board meeting were addressed. Motion was made by Board Member Brymer Humphreys to approve these minutes as written; seconded by Board Member John Latini. All in favor except Board Member Julius Fuks, Jr., who abstained as he was not at this meeting.

Collins Farm, Neals Gulf Road, New Hartford, New York. Preliminary and Final subdivision review/approval for a minor two-lot subdivision. Tax Map #349.000-4-75.1; Zoning: Agricultural. Mr. Brian Chapin of Chapin Surveyors appeared before the Board.

Town Attorney Herbert Cully explained the proposed minor subdivision and acreage involved. There is adequate road frontage, and there is an existing house and porch which meet the setbacks. There is a well on the property with the house. Oneida County Planning 239 and Oneida County DPW replies were received with no adverse comments. Staff has no comments on this.

Motion was made by Board Member John Latini to **grant preliminary and final** subdivision approval; seconded by Board Member Lisa Britt. All in favor.

Dollar General, 8030 Seneca Turnpike, Clinton, New York (Town of New Hartford). Tax Map #328.000-2-25.2; Zoning: C2 Commercial Retail Business. Final review/approval of a proposed Dollar General. Mr. Christopher Stastny of Griffiths Engineering appeared before the Board.

Mr. Stastny brought updated plans for the Board's review, which included in and out movements into the site, updated landscaping plan and agreements.

Mr. John Dunkle, P.E., Contract Engineer for the Town asked if what they are doing with NYSDOT changed the site plan. Mr. Stastny stated they are working with NYSDOT at this time and this site plan has been provided to them. NYSDOT has requested some improvements at the intersection – crosswalk. Surveyors are going to the site to work on this. They will provide a Maintenance Agreement and are working on it. Mr. Dunkle will send them a sample of a Municipal Maintenance OF Storm water Agreement. It is their responsibility to maintain storm water facilities.

Chair Mowat addressed lighting and reviewed the plans with Mr. Stastny as well as plantings. Eastern white pines will be planted and they grow quickly. These trees will be planted 6' to 8' in height. Chair Mowat is concerned about light exposure – lights in the back will be pointed down. She would like to be able to change this option if the lights affect the residences to the rear. Mr. Dunkle mentioned once the lighting is established it may need to be adjusted or modified. Also, as a condition if the light attached to the back and if the emissions are too much for the residents in the rear, they will be coming back to this Board to discuss it further. Mr. Stastny is fine with this.

Highway Superintendent Rick Sherman referred to who will be taking care of these trees by the property line – these trees are not in Cherrywood. It isn't known at this time who will take care of these trees. If it is determined these trees are on Dollar General property, they will maintain them. To be determined.

Board Member Britt referred to the Chinese Junipers, which are native to this area.

Chair Mowat referred to the crosswalk indicated by NYSDOT. We haven't seen anything on this. Mr. Stastny said they are working directly with NYSDOT on this proposal.

Motion was made by Board Member John Latini to close SEQR with a negative declaration; seconded by Board Member Brymer Humphreys. All in favor.

Motion to grant Final Approval for Dollar General was made by Board Member Lisa Britt on the latest set of plans dated January 21, 2022* and to include all updates; that a maintenance agreement be signed and in place; and that lighting may need to be revisited in case the emissions affect nearby residences (these two items will be addressed before a Certificate of Occupancy is issued). Seconded by Board Member Manzur Sikder. All in favor. *Griffiths Engineering will provide more detailed plans after their meeting with NYSDOT so that our file would be complete.

Chair Mowat thanked the applicant and others involved with the review of this project.

Potentia Management Group, 4685 Middle Settlement Road, New Hartford, New York.
Preliminary/Final Site Plan review/approval. Tax Map #316.000-2-42.5; Zoning: C1 General Commercial. Mr. Chris Holovitz appeared before the Board for Mr. Anthony Vennero, owner of this property.

This residence right now is just for offices and they will have nine (9) parking spaces to satisfy the square footage of the building. They plan to expand in the future but not at this time. Existing drainage will remain the same. They realize the need to come back before this Board when they decide to utilize the rest of the property, i.e., amendment to final where they address parking, landscaping and storm water.

Codes Officer Gell explained this is a change of use and that is why it is before this Board. There is adequate parking there now. Mr. Dunkle stated there is no change to the site but any expansion they would have to come back for storm water and site modification.

Mr. Holovitz stated each bedroom will now be an office – there are two (2) bathrooms.

Board Member Britt had a concern regarding the positioning of the free standing sign (it is outside of the right of way). She asked if the angle could change. Mr. Holovitz said he would definitely look into this. He thinks there will be light facing onto the sign. Codes Officer Gell stated the Planning Board can give direction as far as placement of this regarding illumination. We want to make sure it doesn't cause a problem because we don't know how it is lit – we need more information on this, i.e., is it back lit, etc. Board Member Britt also stated the gully as it drains gets pretty full and could become an issue.

Highway Superintendent Rick Sherman stated there is new construction starting up there by the County. He doesn't know if the right-of-way may be changing now as they are making the road wider. That right-of-way measurement may change and it may change the location of the sign.

There was no further input on this project at this time. Motion was made by Board Member John Latini to grant Preliminary and Final Site Plan Approval for this project knowing they will be back before this Board as it relates to their signage and that any future change on this parcel needs to require Amendment to Final and they would have to come back before this Board; seconded by Board Member Manzur Sikder. All in favor.

Chair Mowat briefed the Board Members on some future applications, i.e., solar farms on Oxford Road and New Paris Road, Benderson/Consumer Square change in traffic pattern – amendment to final, change in use project on Commercial Drive at the former New Hartford Plumbing parcel, and Enterprise Rent A Car on Burrstone Road.

There being no further business, the meeting adjourned at approximately 6:30 P.M. by motion of Board Member John Latini; seconded by Board Member Brymer Humphreys. All in favor.

Respectfully submitted,

Dolores Shaw

dbb