

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
OCTOBER 27, 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 John Latini, Lisa Britt, Wilmar Sifre and Brymer Humphreys. Board Member absent: Manzur Sikder and Julius Fuks, Jr. Also present was Town Attorney Herbert Cully; Highway Superintendent Richard Sherman; Councilman Dave Reynolds; and secretary Dory Shaw.

Minutes of the October 17, 2022 Planning Board meeting were addressed. Motion was made by Board Member John Latini to approve these minutes as written; seconded by Board Member Brymer Humphreys. All in favor.

Zone Text Amendment; Recommendation to Town Board regarding proposed overlay district to apply to enclosed shopping center lands (Sangertown Square Mall) that will authorize residential uses. Tax Map #328.008-1-12/1; Zoning: C1 General Commercial. Mr. Luke Condon of Sangertown Square Mall and Mr. David Aitken of Pyramid Management Group appeared before the Board.

Chair Mowat stated the Town Board is asking the Planning Board for a recommendation to apply to Sangertown Square Mall. The Town Clerk on behalf of the Town Board is responsible for SEQR. There were responses back from Oneida County Planning, Sewer, DPW and also NYSDOT because this is on a State road.

Town Attorney Cully referred to Section 118-sub133 of our Town Code as it relates to the application to change the zoning in a district – it gets referred to the Planning Board for a recommendation. He mentioned the criteria to review. As it relates to the Master Plan done in 2012/2013, this area was designated as commercial. Since that time Sangertown, as well as most other malls, have to overcome serious financial distress. He explained further.

Chair Mowat explained their concept will be coming to the Planning Board for Site Plan Review if granted.

Mr. Aitken addressed the Board and referred to the sample portfolio where residential would be used and that gives an explanation of the change in retail landscape, areas where residential development has taken place, layouts/site plans. There has been a substantial change with shopping centers. This is a starting point for them in this area – they need to compete, there is a lot of competition. There will be a Public Hearing by the Town Board.

Board Member Britt was concerned with the flood plain, flooding, etc. Mr. Condon said they are working with the Town regarding flooding at this time. Highway Superintendent Rick Sherman and Contract Engineer John Dunkle will be addressing this. Board Member Britt also has concerns with the proximity of retail marijuana dispensaries located on Commercial Drive area near this residential project. She is hoping the Master Plan will be updated. Another concern of Board Member Britt's is self-storage facilities at this site.

Chair Mowat referred to work that has been done with Mudd Creek and Sauquoit Creek (which Sauquoit Creek does not come into the mall). Highway Superintendent Rick Sherman recently had a meeting with representatives from Albany and Army Corp – there will be a good amount of work done on Sauquoit Creek.

Board Member Latini asked about the number of units, response: 180 to 345 however most likely at the lower end. Some may have indoor parking.

Chair Mowat said this Board always reviews screening, lighting, landscaping, fire access, etc. especially near residential areas.

There being no further input....

Motion was made by Board Member John Latini to grant the approval for a recommendation to the Town Board for the suggested proposed overlay district to apply to the shopping center lands that will authorize residential uses; seconded by Board Member Wilmar Sifre. Vote taken:

Chairman Heather Mowat – yes
Board Member Wilmar Sifre – yes
Board Member Lisa Britt – no

Board Member John Latini – yes
Board Member Brymer Humphreys – yes

Motion **approved** by a vote of 4 – 1.

Chair Mowat referred to a possible site visit regarding Mr. John D'Amore's property in relation to screening at proposed solar project on Paris Road/Tibbitts Road.

Motion was made by Board Member Wilmar Sifre to adjourn the meeting at approximately 6:20 P.M., seconded by board Member Lisa Britt. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary
Planning Board

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