

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
MONDAY, JUNE 10, 2024
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., Lisa Britt, James Decker, Wilmar Sifre, Manzur Sikder and Rocco Arcuri. Also in attendance, Town Attorney Herbert Cully, Councilman David Tehan, Highway Superintendent Richard Sherman, Contract Engineer John Dunkle, secretaries Dory Shaw, and Christina Lacy.

Minutes of May 13, 2024 Planning Board meeting were addressed. Motion was made by Board Member Rocco Arcuri to approve these minutes as written; seconded by Board Member Lisa Britt. All in favor, except Board Member Julius Fuks who abstained.

The application of the **Yahnundasis** pool relocation, **8429 Seneca Turnpike, New Hartford, New York**. Tax Map #329.009-1-1; Zoning: Parks & Recreation. Proposed relocation of swimming pool at their complex. Mr. Vincent Pietrzak, RLA, ASLA of Appel Osborn Landscape Architecture appeared before the Board. This course is approximately 180 acres.

Mr. Pietrzak gave an explanation of how the pool was placed at that site originally but what they want to do now to meet the needs of their clients, etc. The pool is about 3 ½ feet deep to 4' – children's area is 0-12" wading – located in the middle of the golf course. New pumps and systems, etc. They will expand the paved parking, new pool with concrete apron, and have relocated the playground and landscaping. Added another handicap parking spot in front of the building. He explained that the disturbance is approximately 0.35 acres – it does not require a NYSDEC State Pollutant Discharge Elimination System, and SPEDS general permit for storm water discharge from construction. He referred to the addition of a French drain to the new parking lot which will act as a diffuser. They are putting in substantial buffers and plantings. Piping to the pool will be underground.

Child safety and concerns for the people was mentioned. Town Attorney Cully stated that an Indemnification Agreement was submitted to the Town and signed by the Yahnundasis Board so the Town of New Hartford is not liable – holds the Town harmless because of this new application.

Mr. Pietrzak said a new wood gazebo is planned. The old pool area will be filled in and capped with a concrete deck. He didn't speak with NYSDEC because this is an existing feature. They are just filling in where the old pool is. They are adding 18 parking spaces for a total of 35 spaces.

Mr. Dunkle addressed impervious area – about 15,200 sf will be added to this project – it does not include coverage of the pool. Mr. Dunkle felt it is a minimal amount of acreage and he doesn't see an advantage to having detention for this. He feels they have made an effort to create conditions on the existing property – parking also. He doesn't see any environmental issues.

Councilman Tehan feels they have addressed the hold harmless situation, flooding and potential concerns. Highway Superintendent Rick Sherman stated this project is not near Mudd Creek or Sauquoit Creek. It is on private property. He feels water flowing into the pond comes from springs – he supports this project. Town Attorney Cully again stated the Town has a signed Indemnification Agreement.

Board Member Fuks addressed chemical storage and treatment. Mr. Pietrzak said everything is contained in the building. You have to have the chemicals secured and cannot have the chlorine near – if you have a leakage, you get toxic fumes. Mr. Pietrzak explained that these are separated. If there is a problem. NYSDEC and the Health Department would get involved.

Board Member Britt asked about the bathhouse – it is being renovated only. The cleaning of the pool will be monitored regularly. The planting of trees was discussed. Mr. Pietrzak said they are still awaiting the Department of Health approval and this is going to bid sometime this summer.

Chair Heather Mowat and Board Member Rocco Arcuri abstained from voting on this project.

Board Member Manzur Sikder made a motion to issue a Negative Declaration to this project based upon determination of no environmental impacts; seconded by Board Member Julius Fuks. Vote taken:

Chair Mowat – abstained
Board Member Sikder – yes
Board Member Sifre – yes
Board Member Decker – yes

Board Member Arcuri - abstained
Board Member Fuks – yes
Board Member Britt – yes

Motion **passed** by a vote of 5 – 0. Two abstentions.

Motion was made by Board Member Wilmar Sifre to grant final Site Plan Approval subject to the Indemnification Agreement (which was received), the Department of Health and any other municipal agency; seconded by Board Member Jim Decker. Vote taken:

Chair Mowat – abstained
Board Member Sikder – yes
Board Member Sifre – yes
Board Member Decker – yes

Board Member Arcuri - abstained
Board Member Fuks – yes
Board Member Britt – yes

Motion **passed** by a vote of 5 – 0. Two abstentions.

Chair Mowat gave an update on several upcoming projects. There being no further business, the meeting adjourned at approximately 6:30 P.M. by motion of Board Member Britt; seconded by Board Member Arcuri. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary/Planning Board
dbS