

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
MONDAY, SEPTEMBER 29, 2025
TOWN OF NEW HARTFORD MUNICIPAL OFFICES
8635 CLINTON STREET, NEW HARTFORD, NEW YORK**

The Planning Board 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 Planning Board Members Rocco Arcuri, Wilmar Sifre, Lisa Britt, James Decker, Alternate Board Member Joseph Chiffy. Absent: Julius Fuks, Jr. and Manzur Sikder. Also in attendance were Town Councilmen David Reynolds and David Tehan. Town Attorney Herbert Cully, Esq., Highway Superintendent Richard Sherman, Assessor Darlene Abbatecola, Codes Enforcement Officer George Farley, and secretary Dory Shaw. Absent: Engineer John Dunkle.

Mr. Kurt Wilson, submittal of a minor two-lot subdivision (Amendment to Final) on Mallard Brook Extension (located off Oxford Road). Tax Map #339.007-6-70.4; 70.5; Zoning: Medium Density Residential. Mr. Kurt Wilson and Mr. Joseph Salerno appeared before the Board.

Mr. Wilson stated he wants to take one lot out of the big piece, #705 (which is the lot his house is on). No cul-de-sac at this time. He wants to amend the approved plan to allow for the creation of the two lots. He will take the existing duplex out of the building lots.

Town Attorney Cully explained when this was previously approved. He is not extending the road at this time. Simply cutting one lot out. Consolidating the two and making one lot (cutting out #705 and the remaining will stay the same). Thus, amending the boundary line.

Chair Mowat explained the process for this action.

Mr. Salerno would like to purchase this property from Mr. Wilson.

Board Member Britt had a question as she reviewed the previous paperwork submitted on this project and it was approved for twelve lots, not ten. Altogether there are twelve lots and she wanted to know about the discrepancy. It was stated that all he is doing tonight is taking lot #705 out of this big piece in the back. Her concern is the 12 lots on this parcel and one is coming out so now there are 11 lots. The plan was approved for ten lots – what is the discrepancy? She wanted the Board to be aware of this.

Also, on Mr. Wilson's environmental form, she addressed items #5 and #6. Mr. Wilson corrected this immediately. She asked about sewer, water and storm water – all ok per Highway Superintendent Rick Sherman.

Mr. Wilson will check into this as this project was approved a while ago. Chair Mowat said if it changes, then they come back for a site plan.

Town Assessor Darlene Abbatecola and Codes Officer George Farley have no concerns with Mr. Wilson's request. Town Attorney Cully stated he will help review the initial project with Mr. Wilson as we thought it best to take a look at this to make sure they are in the right direction.

This application was sent out for Oneida County Planning 239 review (pending) and Oneida County DPW review (no adverse comments). (Since this writing, Oneida County Planning 239 was received with no comments).

Highway Superintendent Rick Sherman referred to the cul-de-sac – Mr. Wilson said it will be left the way it is for now.

Discussion continued on the previously approved map being 10 lots and what may have transpired at that time. It was mentioned that lots #704 and #705 were not in the original extension. However, Town Attorney Cully reiterated that he will review the previous project file and report back to the Board as it is in everyone's interest to clarify this.

At this time, motion was made by Board Member Wilmar Sifre to grant a minor two-lot subdivision on this Mallard Brook Extension, #705, subject to County Planning 239 review/approval; seconded by Board Member Lisa Britt. All in favor.

Board Member Britt asked because it is a two-lot subdivision, how does it affect the other matter. It was stated we haven't changed the rest of it, just taking one lot out.

Mr. Joe Salerno addressed the Board as the question becomes what was in the minutes and what was actually approved for mapping on this project, i.e. building permit submission, plans. etc. We need to see the actual map and minutes to see what was done regarding the number of lots. Mr. Wilson said there is a map filed with the County.

Approval of September 8, 2025 Planning Board Minutes. Minutes approved by motion of Board Member Lisa Britt; seconded by Board Member Jim Decker. All in favor.

Chair Mowat addressed some possible future developments in the Town.

Also, there is an upcoming Planning Board & Zoning Board of Appeals Land Use Training course conducted by Herkimer-Oneida Counties Comprehensive Planning Program to be held on Monday, November 10, 2025 at 5:00 – 8:00 PM. Let Secretary Dory Shaw know if you are able to attend. (There is an annual training requirement).

Motion was made by Board Member Rocco Arcuri to close the meeting; seconded by Alternate Board Member Joseph Chiffy at approximately 6:10 P.M. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary/Planning Board