

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
MONDAY, NOVEMBER 10 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 Julius Fuks, Jr., Rocco Arcuri, Wilmar Sifre, Lisa Britt, James Decker, and Manzur Sikder. Also in attendance was Town Councilmen David Tehan and John Latini III, Town Attorney Herbert Cully, Esq., Highway Superintendent Richard Sherman, Town Engineer John Dunkle, Codes Enforcement Officer George Farley, and secretary Dory Shaw.

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Motion to approve the minutes of the September 29, 2025 meeting were approved by Board Member Lisa Britt; seconded by Board Member Jim Decker. Approved by a vote of 6 – 1 Board Member Julius Fuks abstained.

Chair Mowat would like to postpone voting on the draft minutes of the October 10, 2025 Planning Board meeting as she needed further time to review. Motion was made by Board Member Lisa Britt to table review of the draft minutes of the October 10, 2025 Planning Board meeting; seconded by Board Member. Rocco Arcuri. All in favor.

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Preliminary/Final Approval of the Special Use Permit - **October Basics, LLC, 4790 Commercial Drive, New Hartford, New York**. Site Plan Review/parking. Tax Map #317.013-3-17.2; Zoning: C1 General Commercial. Mr. John Bessette of Napierala Engineering appeared before the Board.

Chair Mowat addressed the Board stating that with this project the public hearing notification to residents was doubled to 1000 ft. However, there were no inquiries or calls received, just one person who had appeared who had concerns with music and noise coming from Barnes & Noble and Five Guys - this was looked into and addressed.

Mr. Bessette gave an overview of the project, i.e. use, fencing (which will match the one erected at 7 Brew), parking and parking lease with Raspberry's, which is next door.

Chair Mowat stated that NYSDOT had stated that they do not have issue with the development as proposed. However, they had several suggestions that were addressed by Town Engineer John Dunkle regarding these comments, i.e, the applicant doesn't require a permit from NYSDOT and this property has been there in its current state for a long time. It is his opinion that this project should not impact anything. Chair Mowat gave a brief history of the Commercial Drive area, traffic reviews that were

addressed in this corridor in the past and to date. The Board Members were asked if they had any concerns, no negative response.

Councilman David Tehan referred to the lease. Town Attorney Cully said it is a 25 year lease and that date will stand with any share suggestion to the existing lease. Councilman John Latini has no problem with this request.

Motion was made by Board Member Manzur Sikder and after reviewing Oneida County Planning and NYSDOT comments, he motioned to **approve** the Special Use Permit for the **October Basics LLC**, and as it relates to SEQR, a negative declaration granted with no adverse impacts; also, with the construction of a fence in the rear of this site; seconded by Board Member Lisa Britt.

Chair Heather Mowat – yes  
Board Member Britt – yes  
Board Member Decker – yes  
Board Member Arcuri – yes

Board Member Sikder – yes  
Board Member Sifre – yes  
Board Member Fuks – yes

Motion **approved** by a vote of 7 – 0.

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Chair Mowat discussed possible projects coming before the Planning Board in the future. She also asked for an update regarding trees up and around the Solar Project on Route 12. Codes Officer Farley explained that there is a gap on the north side where the trees are, and that their Permit expired. It was stated that we wanted them to put in a swale there.

There being no further business, motion was made by Board Member Rocco Arcuri to adjourn the Planning Board meeting; seconded by Board Member Jim Decker at approximately 5:54 PM. All in favor.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

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