

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
MONDAY, AUGUST 10, 2026
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., Lisa Britt, Rocco Arcuri, Jim Decker, Mansur Sikder and Wilmar Sifre. Also in attendance were Town Attorney Herbert Cully, Esq., Richard Sherman, Highway Superintendent, Engineer John Dunkle, and Codes Enforcement Officer George Farley, and Dory Shaw, Secretary.

Minutes of the July 13, 2026 Planning Board meeting were approved by motion of Board Member Julius Fuks, Jr.; seconded by Board Member Wilmar Sifre. All in favor.

Mr. Philip Taurisano, 420 Higby Road, New Hartford, New York. Preliminary/final subdivision review for a Lot Line adjustment from one lot to another (he owns both lots). Tax Map #340.003-1-1; Zoning: Low Density Residential. County Planning 239 and County DPW have no adverse comments.

Town Attorney Cully explained what Mr. Taurisano is doing with his lots – he is taking 150’ off the bigger lot and adding it to the lot next to it. This is for the placement of a shed on his property.

Board Member Lisa Britt asked about frontage requirements – Mr. Taurisano meets more than the required frontage requirements.

Motion made by Board Member Rocco Arcuri to approve this application as presented; seconded by Board Member Julius Fuks, Jr. All in favor.

Mr. Frank Giotto regarding preliminary/final subdivision reviews for 3847 Mohawk Street (Tax Map #340.000-4-12.1) and **3823 Mohawk Street** (Tax Map #350.000-1-13.8 & 3). County Planning 239 and County DPW have no adverse comments. Mr. John Stratton, Engineer, appeared before the Board.

Town Attorney Cully explained the minor subdivisions of these two properties. Mr. & Mrs. Giotto own all the properties. Mr. Stratten explained they are subdividing off a lot with the house and acreage – they will keep the land with her farm right now. Re: tax map #350.000-1-13.8 & 3: Adding one acre and barn to 3651 Mohawk Street and this property will be removed from the tax roll. Re; 3847 Mohawk Street they would like to cut a one acre lot out surrounding the house on the property. The driveway connecting each parcel would be removed.

Board Member Britt discussed the distance between the two parcels.

At this time, Board Member Rocco Arcuri made a motion to approve these two applications; seconded by Board Member Jim Decker, discussion continued:

Board Member Lisa Britt had a question on the second request – Mrs. Giotto is adding property in the rear, the barn is already there.

After a brief discussion, both motions were again addressed by Board Member Rocco Arcuri and seconded by Board Member Jim Decker with the condition that the driveway is taken out on the noted parcel. Motion **approved** by a vote of 7 – 0.

Town Engineer John Dunkle referred to the driveway – Mrs. Giotto said she will remove part of the horseshoe drive.

Special Use Permit for House of the Good Shepherd, 1550 Champlin Avenue, Utica, New York (Town of New Hartford). The applicant is proposing to install an 8' chain link fence on the northwest (rear) property of their complex. Barbless Wire Option on top of fence to deter climbing. Tax Map #317.000-2-1.1; Zoning: Institutional. Mr. Clint Lanckton, Maintenance Director appeared before the Board.

It was stated previously that Mr. Brian McKee, Chief Executive Officer, was to submit a site plan depicting where to erect the climb-proof fence which is consistently positioned five feet inside the property line. This was submitted and sent to the Board Members for their review.

Board Member Fuks asked Codes Officer Farley if he had reviewed the plan as this needs to go before the Codes Department and this has to be part of our approval as a condition. The Board agreed. Codes Officer Farley said he hasn't seen it yet but will review it.

Motion was made by Board Member Julius Fuks, Jr. to approve this application and accept the Special Use Permit; seconded by Board Member Rocco Arcuri. Vote taken:

Chair Heather Mowat – yes
Board Member Rocco Arcuri – yes
Board Member Jim Decker – yes
Board Member Wilmar Sifre - yes

Board Member Julius Fuks, Jr. – yes
Board Member Lisa Britt – no
Board Member Mansur Sikder – yes

Motion passed by a vote of 6 – 1.

Burger King, 8515 Seneca Turnpike, New Hartford, New York. Preliminary and/or final review of a proposed addition of secondary drive-thru lane, upgrades to outside pavement, landscaping, and facade improvements. Tax Map #328.012-1-65; Zoning: C1 General Commercial. Mr. Joe Delmotte of Stonefield Engineering appeared before the Board.

Mr. Delmotte distributed sets of site improvement plans for each Board Member. He discussed the secondary drive thru lane; addition of exterior concrete pad, introducing a new sidewalk connection,

doing some rework of sidewalks and pavement, and some landscaping upgrades. He addressed the loss of 17 parking spaces; they will have a total of 45 spaces. This meets Codes requirements for parking. They met with NYSDOT and stated that their comments are suggestions and that they have no issues with improvements and how it affects the right of way. They have an open application with NYSDOT with the sidewalk connection. They approved it depending on SEQR. These improvements are intended to bring new life to this site.

Chair Mowat spoke on the extension of the building, are these significant changes, changing windows and signage? Mr. Delmotte addressed the main exterior entrance and size of square footage. The building isn't changing at all, just refacing. Windows and doors stay the same. As far as signage, they have a team working through the Codes requirements and they are amendable to any sign requirements. She also mentioned the freezer and if they need to come back to this Board. They are planning this but not at this time. They will come back when they want to do it.

Codes Officer Farley said he will review the total square footage and if they need a variance, then they can go to the Zoning Board of Appeals.

Town Attorney Cully asked if the big Burger King sign would be there – answer: yes. Mr. Delmotte said that Codes Officer Farley will check this out and he will have a conversation with him.

Town Engineer Dunkle spoke about signage and traffic on the site. There is currently one way traffic and yes, one way throughout the site. Signage will be installed to enforce traffic direction. They propose one way signage.

Board Member Decker referred to one way signs and it was discussed. Mr. Delmotte addressed what has been discussed with NYSDOT to date. There is no issue based on their analysis.

Board Member Britt addressed tractor trailer traffic and loading. There is a drive aisle that exists (path between parking spaces and open area).

Chair Mowat mentioned stacking requirements. Board Member Fuks asked about lighting outside of the building – all modern. He also mentioned the fire door, it is large enough. Mr. Delmotte will review it when they submit their plans. (Codes Officer Farley didn't have a comment).

Highway Superintendent Rick Sherman asked about left turns into this property. NYSDOT will be evaluating this.

At this time, motion was made by Board Member Jim Decker to close SEQR with a negative declaration with no significant impacts; seconded by Board Member Manzur Sikder. All in favor.

Also, Amendment to Final approval was discussed. Their parcel includes enclosing a concrete slab but not entertaining a building on this site at this time. Details need to be reviewed with the Codes Officer and his comments.

Motion was made by Board Member Lisa Britt to grant Amendment to Final with the comments regarding the concrete slab to be addressed; seconded by Board Member Manzur Sikder. All in favor.

Chair Mowat addressed upcoming projects and their status/meeting date at this time (including an August 20, 2026 meeting of Planning Board/Zoning Board members regarding the BJ's Wholesale Club project at the Sangertown property). Discussion of a court stenographer for this meeting was discussed.

Also, Chair Mowat is asking to change the meeting date from September 10 (Monday) to September 16 (Wednesday). Dory Shaw will check into this with the members. (Update: after checking with all parties concerned, September 16, 2026 is the next Planning Board meeting date).

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There being no further business, the meeting adjourned at approximately 6:15 P.M. by motion of Board Member Jim Decker; seconded by Board Member Manzur Sikder.

Respectfully submitted,

Dolores Shaw
Planning Board Secretary

dbb