

**MINUTES OF THE REGULAR MEETING**  
**NOVEMBER 14, 2005**

The Regular Meeting was called to order by Chairman Joseph Yagey at 4:30 P.M. at which time the Pledge of Allegiance was recited. Board Members present were Hans Arnold, Peggy Rotton, Jerome Donovan and Bob Wood. Board Members absent: Gerald Green and Bob Imobersteg. Also in attendance were Police Chief Raymond Philo, Town Planner Kurt L. Schwenzfeier, AICP, Senior Engineer John Meagher, and Dolores Shaw, Secretary.

Chairman Yagey introduced new Board Member Peggy Rotton. Chairman Yagey wanted to thank former Board Member Ronald Morelle for all his years of dedicated service to this Board and to the Town.

Chairman Yagey explained that the Board will be addressing agenda items beginning at 4:30 P.M. and then a Public Hearing at 7:00 P.M.

Police Chief Raymond Philo addressed the Board as he wanted to express his concerns regarding development in New Hartford. His concerns are addressed through SEQR, which he feels is a good system. However, he is looking for a way to address development collectively. What he is doing now appears to be incremental rather than collective and the pace of growth is picking up. He looks forward to working with the Planning Board regarding this issue, and feels the Master Plan is a good working tool. He then referred to what his department receives from the fees in lieu of mitigation.

Board Member Arnold felt that Chief Philo's comments are timely as the Master Plan is being reviewed at this time and he will address these issues with the committee.

**AGENDA ITEMS – 4:30 P.M.:**

Approval of the September 12, 2005 Draft Planning Board Minutes: Motion was made by Board Member Jerome Donovan to approve these minutes as written; seconded by Board Member Hans Arnold. All in favor.

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**Burrstone Road Associates, 1729 Burrstone Road, New Hartford.** Final Site Plan Review of a proposed 7,268 (+) addition to Slocum Dickson Medical Group. Tax Map

#317.000-2-8.3; Lot Size: approximately  $\pm$  0.3 acres; Zoning: Planned Development Institutional. Mr. Philip Porter, CEO/Slocum Dickson, Ms. Lynn Kozak and Mr. Peter Nelson of Nelson Associates appeared before the Board.

Town Planner Kurt Schwenzfeier stated that this is a new proposal as they increased their addition to 7,268 square feet. Slocum Dickson would like to build an MRO unit and it will be built to the west side of the existing building. County Planning 239 Review was received with no comments. This expansion will not require additional staffing or added parking. Hours of operation are 7:30 AM – 9:00 PM (these hours include Urgent Care). They predict 20 people a day will be using this facility. No Certificate of Need is required for this expansion. Green space requirement is met.

Board Member Arnold questioned whether or not patients will come in from the main entrance or the new facility. Mr. Porter said probably 60-80% of patients will use one of the three (3) existing entrances and there is going to be a separate entrance to this addition, which also will be used for ambulances. They have an arrangement with Cooperative Magnetic Imaging. Board Member Arnold also asked if, during a prior review of this complex, any concerns were brought forward by adjacent residents – there were none. The hours of operation will be the same as the rest of the facility – 7 AM to 9 PM.

The Pre-development Agreement and Memorandum of Understand have been signed by the applicant.

Motion was made by Board Member Hans Arnold to grant Preliminary Approval; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

At this time, motion was made by Board Member Jerome Donovan to grant **Final Approval with the stipulation that a Building Permit be obtained within one (1) year of approval date**; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was **approved** by a vote of 5 – 0.

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**St. Luke's Hospital, Champlin Avenue** – Amendment to Final for a Cooling Tower on St. Luke's campus. Tax Map #317.000-2-2.1; Zoning: Planned Development Institutional. Mr. Donald E. Ehre, P.E., Boulder Consultants, appeared before the Board with Mr. Tony Corradi, Project Manager.

Chairman Yagey stated that he is on the Board of Network Data Systems, which is a separate corporation of Mohawk Valley Network, and which St. Luke's is a member. He does not see this as a conflict and, therefore, he is not abstaining from any participation in this project.

Chairman Yagey explained that this Board had previously approved the Power Unit project for St. Luke's. No parking spaces will be affected and no additional staffing is required. The tower is based on the distance from the property line, it will be less than 77' high and it is lower than the existing structure. Mr. Corradi said the Cooling Tower gets attached to the existing tower – it all has to do with the internal piping.

Board Member Arnold asked if the Town Planner measured the distance from this proposed improvement to any residential area to the west – Town Planner Schwenzfeier said no as it goes to the closest property line – the residents don't have a clear view of the tower – it is about 600-700' to the intersection of St. Luke's road to and Burrstone Road.

Town Planner Schwenzfeier stated that there is no amendment to the Pre-development Agreement for this application as there is no change in the amount of square footage.

County 239 Planning Review was made with no comments. There being no further discussion, motion was made by Board Member Jerome Donovan to grant Preliminary Approval; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

Motion was made by Board Member Bob Wood to grant the **Amendment to Final Approval with the condition that a Building Permit be obtained within one (1) year of approval date**; seconded by Board Member Jerome Donovan. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was **approved** by a vote of 5 – 0.

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Mr. George Karam, **Phoenician Restaurant, 623 French Road**. Preliminary/Final Site Plan Review for a proposed 780 square foot kitchen expansion to his existing restaurant. Tax Map #317.000-2-18 & 19; Zoning: Office Business 3 (RB3). Mr. Donald D. Ehre, P.E., Boulder Consultants, appeared before the Board with Mr. George Karam.

Chairman Yagey said Mr. Karam is requesting to add 780 square feet to his existing kitchen. County 239 Planning Review was done with no comments. The Town Planner reviewed the parking, he is an existing non-conforming use for parking because of the new setbacks of the Zoning Law. The Board discussed the worse case scenerio, which would be the elimination of three (3) parking spaces.

Town Planner Schwenzfeier said Mr. Karam needs to add one (1) additional handicap parking space – Mr. Karam said he would do so.

The Pre-development Agreement and Memorandum of Understanding have been signed for this project.

At this time, motion was made by Board Member Jerome Donovan to grant Preliminary Approval; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was **approved** by a vote of 5 – 0.

Motion was made by Board Member Bob Wood to grant **Final Approval** pending the addition of one (1) additional handicap parking space **and that a Building Permit be obtained within one (1) year of approval date**; seconded by Board Member Jerome Donovan. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was **approved** by a vote of 5 – 0.

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**Utica Gas & Electric Federal Credit Union, 213-215 Old Campion Road** (by Niagara Mohawk). Preliminary/Final Site Plan Review of a proposed Credit Union. Tax Map #329.010-2.3 & 2.4; Lot Size: .8 Acres; Zoning: Retail Business 2. Mr. Tom Davis appeared before the Board.

Town Planner Schwenzfeier stated that SEQR responses have been received. Oneida County DPW won't accept any letter from the Town for a sign off regarding storm water. The County needs proof that there won't be an adverse effect on storm water runoff.

Board Member Arnold referred to Highway Superintendent Cleveland's comments regarding possible increased traffic in this area on a sub-standard road. He didn't want to hold up this project, but alerted the Board that possibly the developer could work with the Town and National Grid to help improve this area, i.e., a bypass or acquisition of some land. The Board Members reviewed a map of this area and the traffic pattern changes that have resulted because of the Judd Road Extension. Discussion ensued regarding the type of service provided by the proposed Credit Union.

Mr. Davis stated that they serve just the families for National Grid (formerly Niagara Mohawk). They aren't looking for new business. Mr. Davis said that approximately 30% are retirees and 70% active employees. This facility would be located adjacent to National Grid and there will be parking/walkway. He feels traffic wouldn't change except people would be going to the new building.

It was the consensus of the Board that this project isn't going to adversely affect traffic in this area but it would raise a question. Chairman Yagey stated that Highway Superintendent Cleveland was going to contact the County DPW regarding the widening of the roads, shoulders, signage and advise him accordingly.

This project is in a GEIS area and the Pre-development Agreement and Memorandum of Understanding needs to be signed.

Motion was made by Board Member Bob Wood to close SEQR with a Negative Declaration; seconded by Board Member Hans Arnold. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

Motion was made by Board Member Peggy Rotton to grant Preliminary Approval; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes  
Board Member Jerome Donovan – yes  
Board Member Peggy Rotton – yes

Board Member Hans Arnold – yes  
Board Member Bob Wood – yes

Motion was approved by a vote of 5 – 0.

Motion was made by Board Member Bob Wood to grant **Final Approval** to this project pending the signage of the Pre-development Agreement and Memorandum of Understanding; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Joseph Yagey – yes  
Board Member Jerome Donovan – yes  
Board Member Peggy Rotton – yes

Board Member Hans Arnold – yes  
Board Member Bob Wood – yes

Motion was **approved** by a vote of 5 – 0.

Board Member Donovan noted that he supports the Final Approval for this project, but he wants this Board to articulate to the Town Board our concern and the concerns of the Highway Superintendent that this is in an area that needs to be addressed in order to correct some of the problems that exist there.

Mr. David Schlosser of Schopfer Associates gave the Board a history of this application of how they went to the Zoning Board of Appeals first for a Use Variance, was granted this variance, and then National Grid wouldn't allow the building on their property.

Board Member Arnold stated that perhaps National Grid could provide some land to the Credit Union – Town Planner Schwenzfeier stated that National Grid would not sell any land to the Credit Union – this is a company out of Massachusetts – it is not a local company any longer. However, he stated that he and/or Highway Superintendent Cleveland would try again. Mr. Davis said he tried to talk to National Grid, but to no avail. Board Member Arnold would like to hear what alternatives are available to improve traffic flow from the North South Arterial to Chenango Road.

**Chairman Yagey asked Town Planner Schwenzfeier to advise the Town Board and Highway Superintendent Cleveland of our concerns on this road issue.**

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**Cafua Management**, c/o Bohler Engineering. Preliminary Site Plan Review for a proposed drive-thru at **Dunkin Donuts, 8483 Seneca Turnpike**. Tax Map #328.013-1-

18; Lot Size: 0.63 Acres; Zoning: Retail Business 1. Mr. Rob Spiek of Bohler Engineering appeared before the Board.

Town Planner Schwenzfeier stated that he checked drive-thrus in the area and they are 9' wide including banks. This proposed drive-thru is 9.6'.

Mr. Spiek addressed the Board stating that he received an Area Variance from the Zoning Board of Appeals for the green space on this property. The plan presented this evening is upgraded to show more green space. They want to reface the building, restripe the parking lot and upgrade the property. Adjacent to this property is a low fence.

Board Member Arnold asked if they would consider a one-way entrance and one-way exit (the west is an exit and the east is an entrance). Mr. Spiek said the drive-thru can be an exit only.

Board Member Donovan referred to a section of green space and asked Mr. Spiek to streamline the exit coming out – Mr. Spiek said he would. Mr. Spiek said the ownership of Dunkin Donuts has changed and the new owner has asked his employees to park in the rear to allow a better parking situation in the front and side – their current parking numbers meet the Town's requirements. They have cross easements with the adjacent property owner.

Board Member Arnold asked how they would propose to deal with the minor reconfiguration making the western point an exit only – Mr. Spiek said he will make a proposal to the Town Planner for his review and approval.

Motion was made by Board Member Jerome Donovan to recommend that the Planning Board be Lead Agency for this project; seconded by Board Member Hans Arnold. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

Mr. Spiek said he would change the drawing and submit it to the Town Planner so it can be sent out to the Involved Agencies.

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**COR Development:** Conceptual Site Plan Review of a proposed retail development on **Middle Settlement Road** with approximately 806 parking spaces. Tax Map #316.000-2-41.1 & 42; Lot Size: approximately 21 acres; Zoning: Planned Development Mixed Use. Joseph Girardi, Esq., and Mr. Andrew Hart of Bergmann Associates, appeared before the Board.

Chairman Yagey explained to Mr. Gerardi that this Board was interested in knowing who the retailer would be for this project. He further stated that a developer is not obligated to tell us the name of the organization, but he is obligated to tell us the type of business so that we can ensure the proper zoning. Mr. Gerardi said that the last time he was before us he was with a different company. He has since opened his own company, COR Development, in 1998. He has been in the real estate business for twenty (20) years. He had an initial review with Town Staff a few months ago. They will have a traffic study prepared as one is not available at this time as the Judd Road Extension was not fully open until a few weeks ago. He cannot tell us the name of the national retail tenant. It is a single tenant with 138,000 square feet (32,279 square feet of outdoor sales) with two (2) smaller out lot buildings one being a restaurant with 7,500 square feet and a farm stand with 3,240 square feet on Middle Settlement Road. They have worked closely with the Yager family on this project. Their goal is to work with them so that when the new building is ready, they can continue their operation. Mr. Gerardi would like to begin the SEQR process and field any questions this Board may have.

Board Member Arnold reiterated that he would like Mr. Gerardi to be more specific as one retailer may generate more traffic than another.

Also, Board Member Donovan asked Mr. Girardi if he would confirm the name of the rumored anchor tenant inasmuch as he might have a possible conflict of interest and may need to recuse himself. Mr. Gerardi reiterated that it is a retail use and their traffic study will be definitive about the use. Mr. Gerardi thought that at the time the traffic study was submitted he may be able to advise this Board of the use and will make the commitment whatever plan is approved that it will be a specific user to accommodate the traffic at that site.

The Board Members discussed the type of business that may go into this site.

Mr. Hart referred to a sketch of the proposed development – approximately 21 acres would be cut out of the Yager parcel and there would be about 806 parking spaces each 9' x 18' and which meets the Code. The parking lot has been broken up by the addition of islands. The green space is slightly under (29%), but the Planning Board has some discretion here because of the zoning. A detailed snow removal plan hasn't been done yet, however, they will provide it to us. Pedestrian access will be provided. A lighting

plan will also be provided. They would maintain access at the same location as it is today. The back parcel will still be controlled by the Yager's. The Judd Road Extension is about 100' or so away from the eastern property line. They don't have plans for a second exit or access, but they could look into this. They would look into mass transit to this site.

Board Member Arnold asked if there was other land available for future development or the ability to access it (by the northern section). Discussion took place regarding future development on the Yager property, and any future development would be accessed by Woods Highway. There is no access or exit onto Judd Road. Board Member Arnold feels we have an opportunity to push the development back away from the roadway to make it more aesthetically pleasing along Middle Settlement Road, and he doesn't want this to go too far into the review without mentioning it. He feels the Town has the responsibility and opportunity to ensure access to the back of that property for future development and use.

Mr. Hart responded that this is a private road going back to the west property line and the Yager's own the private road. Board Member Arnold would like the developer and Staff to look into this.

Mr. Gerardi asked the Planning Board to send a letter out for SEQR in advance of the traffic study because the only request from this Board is to advise other Involved Agencies. Discussion ensued regarding this Board's capability to be Lead Agency. Mr. Gerardi wants to have these agencies be made aware that this Board has taken on Lead Agency status – this does not start the clock.

Motion was made by Board Member Jerome Donovan to declare the Planning Board Lead Agency for this project; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

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**PUBLIC HEARING – 7:00 P.M.**

**Benderson Development, Commercial Drive/Henderson Street – Phase II.** Public Hearing - Preliminary/Final Site Plan Review of a proposed retail development in Town

of New Hartford/Village of New York Mills. Tax Map #'s New Hartford: 317.013-3-14; 317.013-3-15; 317.013-3-18.4; Village of New York Mills Tax Map #317.013-2-3; 317.013-2-2; Zoning: Retail Business 1; Lot Size: approximately 1.75 Acres. Mr. James Rumsey appeared before the Board representing Benderson.

Chairman Yagey explained the rules for a Public Hearing to all present. He stated that this development is adjacent to the Eckerd's Pharmacy.

Town Planner Schwenzfeier said the pharmacy is being constructed at this time and as part of Phase I, they were required to place landscaping and fencing along the south side of the property and landscaping along Commercial Drive and Henderson Street. Phase II of this project is for a proposed retail strip mall, about 16,400 square feet.

Mr. Rumsey said this mall meets all the zoning requirements. They have also added more landscaping. The only curb cut into the site is on Commercial Drive – the setback is about 50' from the property line. The retention area is near Mudd Creek, which is normally dry. The building architecture is brick with a metal roof. He said there is some interest in tenants. As of this date there is interest from a phone company, a tax business and a men's clothing store. To start with they should be about 33% full and closer to 70% when near completion.

Chairman Yagey asked if there were any questions from the public:

-Mr. John Montrose, New York Mills: He doesn't see the proposed "pork chop" (right turn in and right turn out) on the plan. Mr. Rumsey said it is there and he referred to it on the map. Mr. Montrose asked about refuse collection. Mr. Rumsey referred to the dumpster location. Mr. Rumsey also referred to the island which will remain between the buildings so people can't cut through. The water runoff will go into a retention pond and piped from the parking lot.

-Mr. Ken Bart, 6 Royal Brook Lane. He stated for the record that he has a good relationship with Mr. Rumsey and the site manager – they have been good people, very responsive and responsible. Mr. Bart said after the landscaping was done a lot of rain washed the grass seed away and he is concerned about bare spots – Mr. Rumsey said he would check into this and in the spring make sure it is grassed and seeded – he will also recheck the plantings.

Mr. Bart said as a condition of Phase I 10-12' spruce trees were to be planted and these trees don't look that high to him – he presented a picture for the Board's review.

Mr. Rumsey said he would check into this and make sure if they aren't 10-12', it would be corrected.

Mr. Bart asked if they were going to stain the fence. Mr. Rumsey said normally they wait a year and then coat it – it would be done next year and it could be stained a color or clear.

Further, Mr. Bart addressed runoff. He would like the Staff at the Town of New Hartford to be aware of this as he has water running into his shed. Does the Town look into this? Town Planner Schwenzfeier said our storm water engineer is looking into this

and they will talk to Benderson about it to see if it could be corrected. Mr. Rumsey said nothing will be coming off their site onto the neighbor's property.

Mr. Bart referred to lighting in the back of the new center, and what hours the trash would be picked up – is there an Ordinance in the Town about noise? Mr. Rumsey said the lights will be 4' high and below the fence. Trash could be picked up about 7 AM in the morning. Town Planner Schwenzfeier said the dumpsters are in New York Mills and he doesn't know about an Ordinance in New York Mills on times of pickup. Note: see file for General regulations and restrictions for Village of New York Mills regarding trash collection, which has been made a part of the file.

Snow removal – Mr. Rumsey said they have two (2) locations for snow removal and if it got bad, the snow could be trucked out. Mr. Rumsey referred to the grading of the property. Mr. Rumsey said there would be no significant stockpiling of snow.

Ms. Joan Melanski, 16 Royal Brook Lane. She is concerned about mosquitoes in the retention pond as the pond is located near her house. Mr. Rumsey said it is a grassed bowl and should drain off – but he will check this because maybe the piping isn't in yet. She also asked about snow removal as she doesn't want them to start in the early hours – Mr. Rumsey said normally they would start at 7:00 AM.

-Rob Maciol, Mayor of New York Mills. They have a Noise Ordinance in New York Mills.

Chairman Yagey said that when they worked with Consumer Square, they went to the developer and asked them to agree to the time of day to have trash and snow plowing done and they were agreeable (Benderson at that time owned Consumer Square).

There being no further input, the Public Hearing closed at 7:25 P.M by motion of Board Member Peg Rotton; seconded by Board Member Bob Wood. All in favor.

Board Member Rotton wanted to know if the conifers were bag and ball as part of the 10-12' – Mr. Rumsey said no, from the ground up. He also referred to the retention pond/mosquito issue and said they would find a way to fix it – perhaps a drain.

Board Member Arnold's question is whether this Board contemplates restrictions on this specific development relative to the issues that the residents raised, i.e., solid waste pick up, flooding, lighting, etc. If there isn't a local Ordinance, do we have the ability to enforce those issues. Chairman Yagey stated that he was told that this Planning Board has authority to put restrictions on. The Board Members discussed the enforcement issue. Chairman Yagey stated that if this developer builds anything on the site outside of what was approved, no Certificate of Occupancy will be issued.

Town Planner Schwenzfeier stated that work hours are usually 7 AM to 7 PM as outlined in the Pre-development Agreement. He also referred to the comments made by Mr. Al Swierczek, Contract Engineer for the Town, who delivered comments today and which referred to truck, loading dock and turning radius. Town Planner Schwenzfeier talked to Mr. Swierczek today and they discussed the circulation of tractor trailers – Mr. Rumsey said there would be no tractor trailers at this site at all.

Board Member Arnold referred to this project and whether the nature of the business could change at some given time which may require tractor trailer movement. The Board discussed the configuration of the site. It was noted that the whole site was curbed. Board Member Wood didn't want to encourage changing the site layout to incorporate tractor trailer movement. It would also involve losing parking spaces and/or taking out the island

Motion was made by Board Member Jerome Donovan to close SEQR with a Negative Declaration; seconded by Board Member Bob Wood. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – yes
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 5 – 0.

Motion was made by Board Member Bob Wood to grand Preliminary Approval; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – no
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

Motion was approved by a vote of 4 – 1.

Town Planner Schwenzfeier stated that the plans show retail but the sketch indicates retail and restaurant and if there is a restaurant, it needs to meet parking for that use – Mr. Rumsey is aware of this.

-Mrs. Joan Melanski approached the Board again and stated that she is concerned about all the vacant stores in the area, and she named a few. Chairman Yagey explained to her the regulations and requirements of the Planning Board in relation to a project.

Board Member Donovan asked the Town Planner if Staff was satisfied that we have met all of the concerns expressed by the neighbors – the Town Planner said Benderson is working to make things happen; green space is in compliance and they are striving to make the adjacent neighbors happy.

Motion was made by Board Member Bob Wood to grant Final Approval conditioned that the dumpster and snow plowing hours/issues be addressed and complied; lighting addressed; drip edges, landscaping, and no tractor trailers coming onto the site; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Joseph Yagey – yes	Board Member Hans Arnold – no
Board Member Jerome Donovan – yes	Board Member Bob Wood – yes
Board Member Peggy Rotton – yes	

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

Mr. Bart asked for a list of restrictions and they will be given to him.

The Board Members addressed future planning and how to balance proposals compared to the needs of the Town.

### **OTHER**

Chairman Yagey brought the Planning Board up-to-date on two previous (2) subdivision submittals.

Town Planner Schwenzfeier asked Chairman Yagey if agendas may be placed on the Town's website – the Planning Board Members had no objection.

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There being no further discussion or matters, the meeting adjourned at 8:25 P.M.

Respectfully submitted,

Dolores Shaw  
Planning Board Secretary

dbS