

**MINUTES OF THE REGULAR MEETING**  
**SEPTEMBER 10, 2007**

The Regular Meeting was called to order by Chairman Hans Arnold at 5:30 P.M. at which time the Pledge of Allegiance was recited. Board Members present were Bob Imobersteg, Peggy Rotton, Rodger Reynolds, Ellen Rayhill, Jerome Donovan and Bob Wood. Also in attendance were Town Planner Kurt L. Schwenzfeier, AICP; and Secretary Dolores Shaw.

Draft minutes of the August 20, 2007 meeting were distributed, and motion was made by Board Member Peggy Rotton to approve these minutes as received; seconded by Board Member Bob Imobersteg. Motion passed by a vote of 4 – 0 (Board Members Jerome Donovan and Bob Wood abstained as they were not at the August meeting and Board Member Ellen Rayhill was not present for this vote).

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Chairman Arnold asked the Town Planner for an update on the following:

- 1) whether or not we got any feedback from the school on Jewell Ridge path ; response: nothing finalized with the school yet; another meeting is to be planned (Mr. Grates to organize it).
- 2) an update on the Montessori application; response: the County Planning Department wanted to know if three (3) uses were permissible on this property (since this meeting, Codes Dept. stated there was nothing about multiple uses in the Zoning)
- 3) an update on the Zone Text Amendment for the convenience store/gas station; the Town Board recently sent this Local Law Introductory to the Interested Agencies.
- 4) Subdivision regulations; he is meeting with the Town Clerk and it will be on the Town Board agenda for September 12<sup>th</sup> with the Planning Board's recommendation and referral to the Town Board.

Board Member Donovan asked the Town Planner if his questions were addressed. Town Planner Schwenzfeier said yes, and he would discuss this with him.

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Working sessions with peter j. smith & co., inc. – GEIS Southern Area. Mrs. Eve Holberg and Ms. Carol Yamarino appeared before the Board with an update on the GEIS by having a Power Point presentation.

Ms. Yamarino gave an overview of the GEIS area. With this overview she addressed the growth concept and alternatives; the project schedule; Planning Board input; urban design; future steps; public meeting. Included with these slides were street patterns, circulation concepts, grid patterns, and zone area build-outs.

She further stated that we have three (3) alternatives: 1) Development under Existing Conditions; 2) Development under Urban Design Plan; and 3) Development under Urban Design Plan within the urban growth boundaries only (not including NE, SE and West areas). (Information dispersed at tonight's meeting are available at the Planning Office).

The Board Members discussed the connector roads and voiced their concerns regarding the labeling of roads, villages, as well as other concerns Mrs. Holberg and Ms. Yamarino reminded the Board Members that this is a conceptual plan and relates to growth in the future.

Route 8 arterial was discussed as being an intricate part of the traffic pattern. Snowden Hill Road is a sensitive area and should be preserved so as not to change the character. Also discussed was the history of the Community Center Building on Kellogg Road. Chairman Arnold would like to see incentives for new housing types in New Hartford.

The Planning Board consensus on the Urban Design Plan includes the following iterations:

#### **Rural Connector/Parkway**

1. Change name of proposed Parkway to “conceptual rural corridor” to reflect a potential future connecting road.
2. We will continue to show our growth boundary as the rural connector, however, in the narrative of the GEIS we will acknowledge that there may have to be a rural connector developed to alleviate traffic problems. However, there may be problems developing a roadway in the area because of the topography and any rural connector may have to follow existing roads.

#### **Hamlet Concepts**

1. Washington Mills and Chadwicks will be revised to reflect “hamlet” versus “village” and “concept” versus “center”.

**Washington Mills:**

1. Why do we not show development south of Chapman Road? Eve and Carol will look into this.

**Chadwicks:**

1. Remove the proposed development off the new fire station parcel
2. Put the existing rail line on the map

**Urban Design Plan:**

1. How does the Town provide incentives for higher densities? Eve and Carol will look into this.
2. Need to show significant difference in density outside of the urban growth boundary (more density within the growth boundary)
3. Need to show maximum and minimum density
4. How does the character of the future Kellogg Road differ from Commercial Drive? Eve and Carol will look into this.

The consultants will be at the next Planning Board meeting, which is scheduled for Monday, October 22, 2007 at 5:30 P.M. (Normal meeting schedule changed due to Columbus Day).

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There being no further business, the meeting adjourned at 7:00 P.M.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

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