

## MINUTES OF THE REGULAR MEETING

OCTOBER 29, 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 Peggy Rotton, Jerome Donovan, Bob Imobersteg, Ellen Rayhill, and Peggy Rotton. Board Members absent: Rodger Reynolds and Bob Wood. Also in attendance were Councilman David Reynolds, Superintendent of Highways Roger Cleveland, Codes Enforcement Officer Joe Booth and Town Planner Kurt L. Schwenzfeier, AICP.

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Minutes of the September 10, 2007 meeting were approved by Board Member Bob Imobersteg; seconded by Board Member Peggy Rotton. All in favor.

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Minutes of the October 22, 2007 meeting were approved by Board Member Peggy Rotton; seconded by Board Member Bob Imobersteg. All in favor. (This was a brief meeting where the Planning Board adopted a Resolution in memory of Councilman J.C. Waszkiewicz who passed away October 19, 2007).

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**Public Comment Period:** Chairman Arnold discussed the procedure for the public comment period with those present in the audience. No one present had any comment.

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**Zone Text Amendment, Chapter 118, Article XV, Section 118-93 Fees** of the Code of the Town of New Hartford; Local Law Introductory "C" of 2007 – Joseph Booth of the Codes Enforcement Office presented the proposed Zone Text Amendment to the Planning Board. The action being asked of the Planning Board is for a recommendation to the Town Board regarding this proposed Zone Text Amendment.

Mr. Booth explained that the intent of this amendment was to raise the permit fees to be more in line with other comparable municipalities. The new fees were determined by the following: Comparison with other Municipalities; Comparison to the newly proposed NYS fees; Building Valuation Data; and Quantifiable Projections based on historical records.

These new fees will still be lower than the State permit fees. The State fees are very high and the proposal for Town permit fees would be more in the middle range. Currently Town taxpayers account 70% of the costs associated with the Codes Office for the review process of building permits and the related inspections associated with those permits. The intent is to eliminate most of if, not all of the burden related to the building permit review process from the Town taxpayer. If the Town chose to opt out of the Building Permit Program, the State would step in and the fees would be based on the State

standards. The end goal is for these new fees to remove the taxpayer from paying for any Building and Codes office expenses.

For example a 1000 square foot single-family house currently would have a Building Permit fee of \$150 or \$0.15 per square foot. Under the Towns' proposal the new building permit fee would be \$260 or \$0.26 per square foot, and the State's Building Permit fee would be \$500 or \$0.50 per square foot. These fees are to cover the personal costs of Town staff in review and implementation of the Town Zoning Code through the Building Permit process. A single-family house requires anywhere from 6 to 10 inspections, depending on the complexity of the construction, for a typical residential Building Permit.

Chairman Arnold asked if the balance was to shift from the taxpayer to the contractor. Mr. Booth responded yes. The Chairman also asked if the higher fees as proposed would be a deterrent to people that want to build in the Town. Mr. Booth stated that the fees are still quite low based on the service that the Town provides during the process.

Board Member Donovan asked Mr. Booth what other communities were used for comparison. Mr. Booth said that the other communities that were used are outside of Oneida County and mostly from the Buffalo and Albany area due to the amount and complexity of the Building Permit reviews, on the commercial and residential sides, that are performed by the Towns' staff. The Building Permit fees were last reviewed and updated in the Town between 1999 and 2001.

After a review of the text for the Local Law Introductory "C" of 2007 to amend the Code of the Town of New Hartford, Chapter 118 entitled Zoning, Section 118-93, motion was made by Board Member Peggy Rotton to recommend to the Town Board approval for this amendment; seconded by Board Member Bob Imobersteg. Vote taken:

Chairman Hans Arnold – yes  
Board Member Bob Imobersteg – yes  
Board Member Jerome Donovan – yes

Board Member Ellen Rayhill – yes  
Board Member Peggy Rotton – yes

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

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**Update of the GEIS – Southern Area by peter j. smith & company.**

Carol Yamarino of peter j. smith & company and Jeffrey Lebsack of Hatch Mott MacDonald were in attendance to present to the Board an update on the progress that has been made since the last Planning Board meeting. The agenda for this working session on the GEIS was as follows: Review of Alternatives 1, 2, & 3; Impacts; Mitigative Measures; Final Urban Design Plan; and Next Public Input Meeting – format & purpose.

Proposed Alternatives for Continued Development of Southern Area: **Alternative 1** – Continued development following current conditions and zoning; does not promote density in hamlets; allows large-size plots for single-family dwellings; **Alternative 2** – Development following Urban Design Plan; full build-out of southern area at ratio of 3 units/acre; does not promote density in hamlets; and **Alternative 3** – Development following Urban Design Plan; development restricted to within urban growth boundary; promotes density in hamlets; ratio of 3 units/acre; promotes diversified housing types within hamlets.

The impacts of development are divided into 2 major categories: Environmental Quality (traffic, economy, community character – land use, infrastructure – stormwater/sanitary sewer capacity and housing) and the Natural Environment (aquatic & animal habitats, water quality & supply, wetlands, community services, open space & recreational areas and soils & vegetation).

**Traffic Impacts:** Alternative 1: At full build out a trip generation of 2.6 times the 3,500 trips that occur today during the PM peak hour. This translates to 8,979 trips total at full build-out. This alternative does not promote density in the Southern Area or hamlets and generates a similar amount of trips as Alternative 3 due to a current zoning ratio of 1 unit/acre of land.

Alternative 2: A trip generation of 3.4 times the 3,500 trips that occur today during the PM peak hour, which translates to 11,863 trips total at full build-out. This Alternative results in the greatest amount of dwelling units over the entire build-out area, the highest number of trips generated due to home allowed in areas removed from amenities with a ratio of 3 units/ acre of land.

Alternative 3: A trip generation of 2.7 times the 3,500 trips that occur today during the PM peak hour, which translated to 9,545 trips total at full build-out. This Alternative results in greater density within the hamlets with the same number of trips generated as in Alternative 1 (development under current conditions).

Trip Generation – Although Alternative 1 has the least amount of trips generated among all alternatives, it isn't much less than what can be expected from Alternative 3. All alternatives produce more trips generated simply because of adding more density, or dwellings, in the Southern Area.

Dwelling Units – Alternative 3 provides an amount of total dwelling units that is similar to that produced in Alternative 2, however, Alternative 3 adds density to the hamlets. Where as, Alternative 2 allows sprawl over the entire Southern Area. Alternative 2 has the most number of dwelling units generated.

Commercial Space – Alternative 3 affords a similar amount of commercial space for development as Alternative 2, with Alternative 1 allowing for the most amount of commercial space for development.

**Aquatic & Animal Habitats:** Temporary disruption of usual nesting and breeding grounds during construction with some irreversible and irretrievable loss of habitat vegetation. Dense woods in the upper west portion of the Study Area exist near Sylvan Glen Creek. Grange Hill to Paris Road has pockets of densely wooded, heavily vegetated areas, with a topography that has steep slopes.

**Water Quality & Supply and Wetlands:** Water quality is poor in the Study Area with elevated hardness, iron, and sulfate and continued development would not change the water quality. Adequate water in the bedrock is not available in the southwest and southeast areas of the GEIS Study Area. Homes and businesses located along Tibbitts, Snowden Hill, Grange Hill, Red Hill, Neals Gulf, and Butler Roads are outside of any Town water district and are served by private residential wells. Further development would further stress groundwater resources. Wetlands are not impacted under the Urban Design Plan, however, they could be impacted if development continues under current conditions.

**Stormwater/Sanitary Sewer:** Alternative 1: Consumption of permeable land as a result of continued development of vacant spaces and agricultural lands. The result is an increase in runoff, flooding in downstream areas (hamlets) and continued overflows of combined stormwater and untreated sanitary into the Mohawk River. The Urban Design Plan (Alternatives 2 or 3) allows for development that in turn will consume permeable land (Alternative 2) however, at a lesser rate and in a more coordinated and planned fashion. Alternative 3 would not allow for development outside of the urban growth boundary, thereby decreasing current and continued consumption of permeable land.

**Open Space & Recreation:** Alternatives 1 and 2: Open space and agricultural lands in the entire GEIS Study Area, including NE, SE, and West areas/ Soils designated for agricultural use and areas where the topography restrict development in the NE and SE areas and some of the West areas. Alternative 3 does not impact areas where the soils are best for agricultural use.

**Visual Impacts:** The highest scenic quality, correspond with areas where the elevation varies considerably, i.e. along Snowden Hill Road, Red Hill Road, and Grange Hill Road. Likewise, areas situated east of the Sauquoit Creek Valley, along Mohawk Street and Higby Road, have a scenic quality rating of High.

**Community Services:** Police, fire, ambulance, schools... Continued development of the southern area of New Hartford could impact these services, however, the rate of development and increase in population will be the better indicator.

**Community Character, Economy & Housing:** Development will support existing businesses in the hamlets of Washington Mills and Chadwicks under Alternative 3. Community character will remain as quaint hamlets under Alternative 3 while allowing for coordinated development. Multi-family units will be available choices, not just single-family units, primarily in the hamlets.

**Next Steps:** Presentation of Urban Design Plan to Public at Informational Meeting, Internal review of GEIS (occurring now), Submit GEIS to Town of New Hartford for review, GEIS for Public Comment, Submit FGEIS, Prepare Findings Statement, Approval by January 2008

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**Ms. Helen Sarandrea PT & Sports Care, 8200 Seneca Turnpike (formerly REC Pools);** Conceptual Site Plan Review; open SEQR. Tax Map #328.010-1-1; Total Lot Size: 3.366 Acres; Zoning: Planned Highway Business. Helen M. Sarandrea and Ned Walker of Walker Planning & Design were in attendance for this application.

Mr. Ned Walker presented this application to the Planning Board. Parcel Tax #: 328.010-1-1 consisting of 3.366+-Acres and containing the following existing structures: (1) 5200+-gsf single story retail building with public sewer, water, gas & electric services; (1) 3200+- gsf warehouse building; (1) vacant single-family residence building (5100+- gsf). The property is zoned PHB - Planned Highway Business District which permits "personal services" uses per Site Plan Review procedures. The existing building will be adaptively re-used and remodeled to serve as professional offices for the physical therapy practice of Helen M. Sarandrea. Staff consists of 5 to 9 employees on staggered hours. Office hours are 7AM to 7PM averaging 40-45 patients per day. A small on-site parking lot (64'W x 85'L) provides (14) parking spaces & accommodates parking demand for staff & clients. This would include 4 handicap accessible parking spaces and 10 regular parking spaces. The existing (14+) parking spaces will be removed and a new NYSDOT standard minor commercial driveway entrance installed Existing excess asphalt areas within the Seneca Turnpike ROW will be removed top soiled and seeded. The Applicant proposes to remove the existing chain link fence and replace it with a timber guardrail.

The Applicant has retained an architect to design interior and façade improvements and a landscape architect to plan and design site access, parking, site lighting and landscape treatments to achieve an attractive overall appearance of the facility. New signage and site lighting is under design and will comply with Town regulations. The Applicant respectfully requests Planning Board permission to install the asphalt driveway and parking lot as soon as possible due to the closure of asphalt plants in mid-November.

Chairman Arnold asked what was planned for the existing residential house on the backside of this property. It was stated that it would remain as a residential rental unit. Board Member Donovan requested that the Applicant provide the Planning Board with a more detailed planting plan for the next meeting. Board Member Imobersteg asked if the gravel area to the east of this property was a Town Road. It was stated that it was a paper street. The Town Planner will verify if it is or is not a paper street. Mr. Walker stated that they are still working on the signage and it will conform to the Town Code. The sign would be 64 square feet per side on a single pole 25 foot in height.

Motion was made by Board Member Bob Imobersteg to grant Conceptual Approval for this proposal; that this proposal has been determined to be a Type II action under SEQRA and that under GML239 that

this application be referred to NYSDOT and OC Planning for review; and that the Applicant may pave at his/her own risk, with the understanding that this does not constitute any approval or acceptance of what the applicant may choose to pave and that the Planning Board may require removal of any such paving if it is not in conformance with the Board determination regarding this proposed site plan; seconded by Board Member Ellen Rayhill. Vote taken:

Chairman Hans Arnold – yes  
Board Member Bob Imobersteg – yes  
Board Member Jerome Donovan – yes

Board Member Ellen Rayhill – yes  
Board Member Peggy Rotton – yes

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

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**Sangertown Square Mall:** Preliminary/Final Site Plan Review for Dick’s Sporting Goods; Close SEQR. Tax Map #328.008-1-12.1; Zoning: Retail Business 1. Ms. Donna Houseman of the Pyramid Management Group and Mr. Randy Bebout of FRA Engineering appeared before the Planning Board for a proposed Dick’s Sporting Goods store.

The project scope consists of the following: Demolish approximately 31,765 square feet of mall retail shops on the south side of the internal corridor between H&M and the JC Penny stores. Construct a new one-story, 49,000 sq. ft. Dick’s Clothing and Sporting Goods Retail store. Reconfigure the existing adjacent parking areas, adding curbed islands and new landscaping. Relocate the existing 10-inch water main and storm catch basins within the new Dick’s building footprint.

The key aspects of the expansion include the following changes: There will be a reduction in the number of parking spaces of (57). The current number of spaces is 4077. The new overall number of spaces (4,020) exceeds the minimum required at a 4.5/1,000 ratio (3,901) by (119), based on a gross lease area of 866,893 sq. ft. The green space will be increased by approximately 5,597 sq. ft. Within the specific project area, the current green space is 7,728 sq. ft. compared to 13,325 sq. ft. proposed. There will be a reduction in storm water run-off given the decrease in impervious areas. Per the Phase II requirements of the SPDES general Permit GP-02-01 for storm water discharges associated with construction activity greater than 1-acre, a Storm Water Pollution Prevention Plan will be prepared.

Town Planner Schwenzfeier informed the Planning Board that an application for an Area Variance to erect a new tenant sign for Dick’s Sporting Goods will be addressed at the November 19, 2007 Zoning Board of Appeals meeting. The sign can only be 35 feet in height according to Town Code and it is proposed to be 43’4” ± in height.

The Town Planner also informed the Board that if the Board chooses to move toward Final Approval, that the following conditions be part of any approval: that the applicant sign the PDA and MOU for the Seneca Turnpike Commercial Drive GEIS; that Dick’s still needs a Height Area Variance for its sign

and that separate from the Dick's Sporting Goods application, Sangertown should in the future look to placing sidewalks on its entrance roads to connect to the state highway NYS 5 and NYS 5A sidewalk system.

Board Member Donovan would like to put Sangertown on notice that any future application that may come before this Board related to the mall will require a pedestrian plan for connection from the State sidewalk system to the mall. Board Member Rotton agreed with this statement and feels that it is a pedestrian safety issue that should be looked at.

Chairman Arnold asked if Pyramid would be willing to come back to this Board in a month to present a pedestrian plan for the mall. Pyramid Management Group would look into the feasibility of pedestrian access.

At this time, motion was made by Board Member Jerome Donovan to close SEQR with a Negative Declaration; seconded by Board Member Bob Imobersteg. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Bob Imobersteg – yes	Board Member Peggy Rotton – yes
Board Member Jerome Donovan – yes	

Motion approved by a vote of 5 – 0.

Motion was made by Board Member Jerome Donovan to grant Preliminary Approval of this project; seconded by Board Member Bob Imobersteg. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Bob Imobersteg – yes	Board Member Peggy Rotton – yes
Board Member Jerome Donovan – yes	

Motion approved by a vote of 5 – 0.

Motion was made by Board Member Jerome Donovan to grant **Final Approval** to Dick's Clothing and Sporting Goods Retail store; that the applicant sign the PDA and MOU for the Seneca Turnpike Commercial Drive GEIS; that the applicant is still required to obtain a Height Area Variance from the Zoning Board of Appeals for the proposed height of the Dick's Clothing and Sporting Goods sign; that any future application that may come before this Board related to the mall will require a pedestrian plan for connection from the State sidewalk system to the mall; and that a Building Permit be obtained within one (1) year of approval date; seconded by Board Member Bob Imobersteg. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Bob Imobersteg – yes	Board Member Peggy Rotton – yes

Board Member Jerome Donovan – yes

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

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**Mr. George Karam, Phoenician Restaurant, 623 French Road.** Amendment to Final Site Plan Approval– enclosing front porch. Tax Map #317.000-2-18 & 19; Zoning: RB3 Office Business. Mr. Karam, property owner, was in attendance for this application.

Mr. Karam is requesting to add 378 square feet to his existing dinning area. He explained to the Planning Board that he would like to enclose the 14’ by 27’ front porch on his existing restaurant. The porch is already used for seating during the summer months and he would like to enclose it for year round dining use.

Motion was made by Board Member Jerome Donovan to grant **Amendment to Final Site Plan Approval** that the applicant sign the PDA and MOU for the French Road GEIS and that a Building Permit be obtained within one (1) year of approval date; seconded by Board Member Ellen Rayhill. Vote Taken:

Chairman Hans Arnold – yes  
Board Member Bob Imobersteg – yes  
Board Member Jerome Donovan – yes

Board Member Ellen Rayhill – yes  
Board Member Peggy Rotton – yes

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

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**610 French Road Commons (formerly the Elks Club);** Conceptual/Preliminary Site Plan Review for proposed offices; Tax Map #317.000-2-7.1; Lot Size: 2.27 Acres; Zoning: RB3 Office Business. Mr. Joseph Carucci, the property owner and Mr. Phil Sbarra of Bonacci Architects were in attendance for this application.

The existing 12,400 gross sf. Elk’s building is to be renovated and converted into a new “medical & aesthetic enhancement” office building. Interior renovations will include new office suites for Laser Spa at the upper level and additional medical office(s) at the lower level. A maximum of five (5) professionals and 10 employees are projected to occupy the office space available. Plans will also include the addition of a new elevator for handicapped accessibility to both floors.

New exterior materials and elements will be implemented to improve the aesthetics of the building. Roof replacement has already taken place to help solidify the exterior envelope. In addition to the new roof shingles, cement fiber siding and masonry of a similar color will be used to help the building blend-in with the adjacent buildings.

On the site, the existing parking area will be resurfaced and striped to accommodate 35 parking spots (2 handicapped accessible). New shrubs will be located at the perimeter of the building. A new pylon sign, to be designed per New Hartford Zoning Ordinance, will be located at the street adjacent to the driveway. All site lighting to remain as existing.

Chairman Arnold asked that the applicant convert the remaining oil and stone area that is not proposed for parking to a grass area. Board Member Donovan agreed with Chairman Arnolds request.

Board Member Rotton asked for landscaping within the island and discussed handicap accessibility and accessibility within the building. Mr. Sbarra will look into the landscaping and stated that the site is handicap accessible as well and that there will be an elevator within the building for access to both floors.

Motion was made by Board Member Bob Imobersteg to grant Conceptual Approval for this proposal; that this proposal has been determined to be a Type II action under SEQRA; and that under GML239 this application be referred to NYSDOT and OC Planning for review; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Hans Arnold – yes  
Board Member Bob Imobersteg – yes  
Board Member Jerome Donovan – yes

Board Member Ellen Rayhill – yes  
Board Member Peggy Rotton – yes

Motion approved by a vote of 5 – 0.

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**Wal-Mart/Consumer Square Shopping Center, Commercial Drive.** Proposed 2-Lot Subdivision of the Consumer Square Shopping Center to create a separate lot for the Wal-Mart store and gas station separate from the remainder of the Consumer Square project. No physical alterations are anticipated or included with this application. (The Zoning Board of Appeals has granted several variances required for this application to proceed at their October 15, 2007 meeting). Tax Map #316.016; Lot Size: 94.97± Acres; Zoning: RB1 Retail Business 1. David Budge the Development Manager for Developers Diversified Reality (B G New Hartford, LLC) and Gary Olin of Bergmann Associates were present for this application.

Discussion revolved around existing site deficiencies regarding the traffic signal and the main entrance driveway. The Board Members asked the Town Planner if there was any opinion on this application by the Town Attorney as it relates to these deficiencies and potential legal ramifications for correction if the Planning Board proceeds with action on this application and what it means for the responsibility for correcting those deficiencies. The Town Planner indicated that no opinion by the Town Attorney has been sought yet.

Motion was made by Board Member Ellen Rayhill to table this application until the Town's Legal Council determines that any further action by the Planning Board will not impede any responsibility for required site corrections (regarding the Traffic Signal and main entrance driveway) either by BG New Hartford, LLC, Benderson Development, or other parties that maybe involved; seconded by Bob Imobersteg. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Bob Imobersteg – yes	Board Member Peggy Rotton – yes
Board Member Jerome Donovan – yes	

Motion to table the application was approved by a vote of 5 – 0.

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**Mr. Frank Day, 601 French Road** – Conceptual Site Plan Review for a proposed Oriental Take-Out Restaurant; Tax Map #317.000-2-10; Lot Size: 0.30 Acres; Zoning: RB3 Office Business. Mr. Frank Day was in attendance for this application.

Discussion was held regarding this application. The Board Members talked about the seating area, number of tables, number of parking spaces, the size of the parking spaces, handicap accessibility, public restrooms, green space, etc. The Board Members asked the Town Planner to work closely with Mr. Day and his engineer to prepare plans that the Board could take action on. The plans need to show what is required by the Town and must be to scale.

At this time, motion was made by Board Member Bob Imobersteg to grant Conceptual Approval for this proposal; that this proposal has been determined to be a Type II action under SEQRA; and that under GML239 this application be referred to NYSDOT and OC Planning for review; seconded by Board Member Jerry Donovan. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Bob Imobersteg – yes	Board Member Peggy Rotton – yes
Board Member Jerome Donovan – yes	

Motion approved by a vote of 5 – 0.

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**LOWE'S, Middle Settlement Road** – update. Tax Map #316.000-2-41.1 & 42; Lot Size: approximately 21 Acres; Zoning: Planned Development Mixed Use.

Mr. Joe Gerardi briefed the Board Members on the status for his development.

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**Ms. Karen Bradley, applicant for a proposed Montessori School on Chapman Road** - update. Property is owned by Mr. David Green. Conceptual Site Plan Review; Tax Map #340.000-4-7; Lot Size to be used: approximately ½ acre with three (3) parking spaces; Zoning: Residential/Agricultural 1.

The Town Planner stated that Ms. Bradley is still pursuing this location. She currently has a temporary facility in Utica but it is not very convenient for either the students or their parents.

Chairman Arnold expressed the same concern regarding the safety of the children and the traffic on Chapman Road from the last Planning Board meeting. He would like to see the Police Chief's comments on this application. The Police Chief is currently compiling data on this location.

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**Mr. Gregg Grates, Jewel Ridge Subdivision II.** Tax Map #340.000-1-6; Lot Size: 8.144 Acres; Zoning: Low Density Residential. SEQR update.

There is outstanding questions related to public access of the cul-de-sac and liability of whom would maintain ownership. Mr. Grates will arrange a meeting between the School, Town Police Chief and the Town Planner to resolve this issue.

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**L'Ambiance Subdivision**, Proposed 33-lot Major Subdivision on Higby Road – **update**. Tax Map #340.000-2-1.2; Lot Size: 27 Acres; Zoning: Low Density Residential. Mr. Donald D. Ehre, P.E. appeared before the Board.

Mr. Ehre presented two (2) alternatives for access from Higby Road to the proposed subdivision. **Alternative 1**: shows a temporary construction drive that would be used during construction and then removed once complete. **Alternative 2**: shows a permanent road with additional lots. The Planning Board would like to review the public comments from the Public Hearing, as it has been fourteen (14) months since that meeting, and they would like to have a point by point of those public comments.

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### **Proposed Subdivision Regulations:**

Town Planner Schwenzfeier updated the Board as to the status of the revised Subdivision Regulations. The Town Board has adopted a Local Law Introductory and has referred the proposed regulation to agencies for their review. The Town is currently awaiting the responses from those agencies.

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**Zone Text Amendment - Planned Highway Business (former Feketa site on Seneca Turnpike).**

This amendment would allow for convenience stores within this zone. According to the Town's Zoning Code, convenience stores would also include gas stations, which isn't currently allowed in the Planned Highway Business zone. The Town Planner informed the Board Members that the Town is still waiting for SEQR responses from interested and involved agencies.

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There being no further business, a motion to adjourn was made by Board Member Peggy Rotton. The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Kurt L. Schwenzfeier, AICP  
Town Planner