

MINUTES OF THE REGULAR MEETING
TOWN OF NEW HARTFORD PLANNING BOARD
April 14, 2008

The Regular Meeting was called to order by Chairman Hans Arnold at 5:35 P.M. at which time the Pledge of Allegiance was recited. Board Members present were Peggy Rotton, Jerome Donovan, Bob Wood, and Rodger Reynolds. Board Members absent: Bob Imobersteg and Ellen Rayhill. Also in attendance were Councilman David Reynolds and Town Planner Kurt L. Schwenzfeier, AICP.

Minutes of the March 10, 2008 meeting were approved by Board Member Peggy Rotton; seconded by Board Member Rodger Reynolds. (Board Member Donovan abstained, as he was not in attendance). All others in attendance in favor.

Minutes of the March 18, 2008 meeting were discussed to clarify the Board's motion for approval with conditions for the application of Mr. Dong Min Chen. Board Member Donovan feels that a Local Law has to be adopted in order to enforce a stop sign. The Town of New Hartford enacts a local law for each traffic control device that the Town enforces. See Town Code Chapter 113 "Vehicles and Traffic" for a list of all enforceable traffic control devices in the Town. Board Member Donovan felt that if a Local Law is not adopted by the Town, that the Planning Board's request for the stop signs would not be enforceable, and the condition that he added to the motion was that as a condition of approval that the applicant send a letter to the Town Board requesting a Local Law for these stop signs. Board Member Donovan also asked if the Planning Board should relay to the Town Board the Planning Board's request of the condition of approval. Chairman Arnold will draft a letter on behalf of the Planning Board to highlight this issue of enforceability of traffic control devices on projects that the Planning Board has approved. Councilman David Reynolds said that the Town Board looks to the Planning Board's recommendations and would move forward with a stop sign Local Law per the Planning Board's recommendation. Chairman Arnold stated that Board Member Donovan's revisions to the minutes more accurately reflect what happened at the meeting.

Board Member Donovan provided the Board with a copy of an amended motion as follows:

"Board Member Peggy Rotton made a motion to give Preliminary/Final approval of the project with the requirement that the traffic islands and pedestrian walkways, including stop signs outlined in the memorandum submitted by Chief Philo (attached) be constructed.

Board Member Jerome Donovan stated he would ask for an amendment to the motion requiring as a condition of approval, the developer request of the Town Board, in the form

of a letter, the enactment of a Local Law providing for enforcement of the stop signs called for in the traffic plan.

Board Member Rotton withdrew her motion, and made a new motion incorporating the amendment made by Board Member Donovan.”

Minutes of the March 18, 2008 meeting were approved as amended (on page 2 the motion by Board Member Peggy Rotton to more accurately represent what transpired at that meeting – per the above) by Board Member Jerome Donovan; seconded by Board Member Bob Wood. Vote taken:

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

Board Member Peggy Rotton – yes
Board Member Rodger Reynolds - yes

Motion **passed** by a vote of 5 – 0.

Minutes of the March 26, 2008 DGEIS meeting were approved by Board Member Peggy Rotton; seconded by Board Member Bob Wood. All in favor.

Wal-Mart Subdivision – We have been advised by the Town Attorney to not act on this pending the resolution of traffic improvements inside Consumer Square. To date there has been no consensus for an agreement to insure that acting on this subdivision will not impair the Town’s ability to correct the internal traffic issue. Until the Town sees the outcome of the traffic study and the nature of the recommended improvements, no action will be taken by the Planning Board on this application.

SAES Smart Materials, 4355 Middle Settlement Road –Site Plan Review for the proposed action that includes an expansion of the SAES Smart Materials (SSM) facilities and subsequent relocation of processing equipment from the Special Metals Campus to their property. SSM currently has approximately 21,400 square feet of manufacturing space to produce binary nickel titanium products. The proposed additions and alterations will add approximately 27,700 square feet of manufacturing space, 3,900 square feet of storage space, and 1,900 square feet of office space for a total building area of 54,900 square feet. In addition, a drainage channel and basin will be modified to meet NYSDEC storm water requirements. A new driveway is proposed to enter the site from NYS Route 5B, and this work will be done in accordance with NYSDOT requirements; Tax Map #328.000-2-37; Lot Size: 13.77 Acres; Zoning: Manufacturing District (M). Mr. Daniele Martelli, an International Special Projects Manager for SAES Getters S.P.A., and Mr. Donald Kane, an Engineer of SAES Smart Materials, Inc., were in attendance for this application.

The additional space is for manufacturing. They have changed how the equipment is in the building to provide for more efficient production. They have also adjusted the rooflines to create a uniform look from east to west. This allows the equipment to be more efficient for the wire drawing operation and provides more space for the chemical etching operation. Mr. Kane stated that the plans have been adjusted in response to Oneida County Soil and Water Conservation Districts comments and considers the site a storm water hotspot. These changes include the addition of sand infiltration for storm water treatment in the storm water basins located to the north and east of the parking area. It was also confirmed that the water used in the manufacturing processes is taken off site for treatment. Essentially, the only sewage flows that are expected from the proposed building are from employee toilet rooms. There are 25 employees currently at this facility. With the proposed expansion, it is anticipated that production will double in the next year and at full production there could be as many as 50 full time employees at this facility. This facility produces high technology components for aerospace, aircraft, and others.

Chairman Arnold asked the applicants what they would like from the Planning Board tonight. Mr. Martelli stated that they are looking for Final Approval. It was the consensus of the Board that Final action on this application will be considered at the April 22nd Planning Board meeting. Chairman Arnold asked the Board if there were any issues with this plan. The Board had no issue. The Planning Board will address this application at the April 22nd Planning Board meeting.

The Town Board has created a Town Sidewalk Committee. Chairman Arnold has informed the Town Board that Board Member Peggy Rotton will be the Planning Board's representative on this committee. The first Sidewalk Committee meeting is scheduled for April 29th, 7:00 PM at Sherrill Brook Park.

Board Member Donovan updated the Board on the status of the proposed sign ordinance (Board Member Donovan is the Planning Board's representative on the Zoning Advisory Committee). The Town Code is silent on electronic signs that differ from reader boards. Some of which are starting to pop up in the Town. The Town is in the process of changing its sign regulations. The Town Board at its March meeting has enacted a sixty (60) day moratorium on signs in order to revise the sign regulations. The Zoning Advisory Committee has been reviewing and adding definitions of new technology so that these new technologies for signage do not fall thru the loopholes that currently exist in the current Code. The Committee will be passing its recommendations to the Town Board within the next couple of weeks in order to start the local law adoption process.

Board Member Rotton asked if environmental signage or historic signage has been taken into consideration. Chairman Arnold stated that a signage code can be a character issue in municipalities and would ask that the Committee check the Comprehensive Plan for any language. Additionally, that a sign maintenance requirement be incorporated into the regulation. Board Member Donovan stated that the committee is addressing the look, character, the type of signage, the zoning district, and where the signage is to be or not be permitted.

DGEIS Southern Area of the Town

The Board discussed the key points from the March 25th meeting to determine if additional issues or comments have arisen since that meeting. Board Member Rotton passed copies of an information pamphlet of a meeting that she attended regarding “Agurbs”.

Discussion on pedestrian signals, the proposed traffic rotary needs to be removed, but that some sort of traffic improvement is still needed. Also, that the focus should be on Alternative 3 mitigation recommendations and on fees in lieu of mitigation.

There being no further business, a motion to adjourn was made by Board Member Rodger Reynolds. The meeting adjourned at 7:20P.M.

Respectfully submitted,

Kurt L. Schwenzfeier, AICP
Town Planner