

**PLANNING BOARD MINUTES
MONDAY, OCTOBER 15, 2013
BUTLER MEMORIAL HALL
48 GENESEE STREET, NEW HARTFORD, NY
RODGER REYNOLDS MEETING ROOM
5:30 P.M.**

The Regular Meeting was called to order by Chairman Elis DeLia at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members Peggy Rotton, G. Brymer Humphreys, William Morris II, Julius Fuks, Jr. and Heather Mowat. Absent: Board Member Ellen Rayhill. Also in attendance: Town Attorney Herbert Cully, Codes Officer Joseph Booth and Recording Secretary Dory Shaw.

Draft minutes of the September 9, 2013 meeting were received by each Board Member. Motion was made by Board Member Peggy Rotton to approve these as written; seconded by Board Member Brymer Humphreys. Minutes approved, however, Board Members Fuks and Mowat abstained as they were not in attendance at the September 9, 2013 meeting.

New Hartford Eye Care, 8374-78 Seneca Turnpike, New Hartford (Uptown Development renovated property). Preliminary/Final Site Plan Review of a proposed eye care center. Tax Map #328.011-1-1.1; Lot Size: 1.05 Acres; Zoning: Planned Highway Business. Dan Cohen, Esq., and Dominic Pavia, Realtor, appeared before the Board.

Codes Officer Booth explained this is a change in use, and the applicant has to appear before the Planning Board for this Planned Highway Business zone. The change is from mercantile to business. This is strictly interior work.

Oneida County Planning Department and NYSDOT responded with no comments.

Chairman DeLia asked the Board Members if they had any questions – there were none. Motion was made by Board Member Bill Morris to grant Preliminary and Final Site Plan Review with map dated October 15, 2013 by Boulder Consultants; seconded by Board Member Heather Mowat. All in favor.

Mr. Mark Ruhnke, Thurston Boulevard, New Hartford, New York. Minor two-lot subdivision on Thurston Boulevard. Tax Map #339.008-3-16.1; 339.0008-3-21; Zoning: Low Density Residential. Mr. Mark Ruhnke appeared before the Board.

Town Attorney Herbert Cully reviewed the survey descriptions and correspondence to the map. The property being added on is landlocked and will be added to the primary parcels. The application meets all subdivision requirements. They are going to combine the deeds into one parcel on each – there is no road frontage.

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Board Member Rotton questioned whether homes could be built there – Attorney Cully said no as the property is landlocked and there is one house on each of the existing parcels – you cannot put two houses on each parcel. Based upon the representation to annex into one deed makes sense as they didn't want to create illegal lots. The right-of-way is for storm water – this is not affected.

Chairman DeLia asked the Board Members if they had any questions. Motion was made by Board Member Bill Morris to grant approved to this minor two-lot subdivision based on map dated September 4, 2012 by Susan M. Anacker, L.S. #50321; seconded by Board Member Heather Mowat. All in favor.

The next Planning Board meeting is **TUESDAY, NOVEMBER 12, 2013** due to the Monday holiday.

There being no further business, the meeting adjourned at 5:45 P.M.

Respectfully submitted,

Dolores Shaw
Secretary

dbS