

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
RODGER REYNOLDS MEETING ROOM  
SEPTEMBER 8, 2014  
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, Lis DeGironimo, G. Brymer Humphreys, William Morris II, Julius Fuks, Jr., and Heather Mowat. Also in attendance: Town Attorney Herbert Cully, Councilman David Reynolds, Highway Superintendent Richard Sherman, Mr. Chris Lawton of Barton & Loguidice, and Recording Secretary Dory Shaw.

Draft minutes of the August 11, 2014 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. All in favor.

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Two-lot minor subdivision for **Mr. Jack Spaeth, 9462 Sessions Road, Sauquoit, New York 13456**. Mr. Spaeth is purchasing a portion of the adjacent Benton property to add to his lot. Tax Map #350.000-1-34.1; Zoning: RA (Residential/Agricultural). Survey map prepared by D.L. Mowers Land Surveyors & Associates.

Town Attorney Cully explained that he reviewed the file, map and deed descriptions for this parcel. It is more of a lot line adjustment (strip of land being conveyed).

Chairman DeLia asked the Board Members if they had any questions. Motion was made by Board Member Peggy Rotton to approve this subdivision; map dated 7-21-14 by Dennis Mowers, Licensed Land Surveyor, License #049369; seconded by Board Member Lis DeGironimo. All in favor.

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Preliminary Site Plan Review of a proposed **hotel on Middle Settlement Road, New Hartford, New York** known as **Townplace Suites**. Tax Map #316.016-6-64.2; Zoning: C1 General Commercial. Proposed 98 units on Middle Settlement Road at NYS Route 840 West ramp. Mr. Bob Ellison of Zangrilli Engineering appeared before the Board.

Mr. Ellison referred to the map dated 8/28/14 for a proposed four-story, 98-unit hotel to be located near the newly constructed New Hartford Senior Housing complex on Middle Settlement Road. There will be 103 parking spaces. One of the concerns in this area is storm water, which

they feel has been addressed. They designed the site so the post development storm water that leaves the site is at 75%. They will try to go above and beyond the NYSDEC standards and alleviate storm water concerns. There is no attempt to divert any storm water from this site. The landscape area worked out to be 21% (requirement is 20%). This meets the setbacks and building height according to the Code. The property isn't actually on Middle Settlement Road but they have taken Middle Settlement to be the front yard. All the parking lot lighting meets the requirements.

Chairman DeLia asked the Board Members if they had any questions.

Board Member Mowat referred to the sewer pump and if it was theirs. Mr. Ellison said yes, it is not owned by the Town.

Board Member Fuks asked if there was a backup for this. Mr. Ellis said it doesn't have long term storage. They would have to have a provision to get it back running.

Board Member Humphreys asked what the parking lot would be made of – Mr. Ellison said bituminous pavement.

Board Member Rotton is concerned about storm water in this area.

Chairman DeLia mentioned that he thought this was in the GEIS area and offsite SEQR has already been addressed.

Chairman DeLia asked Mr. Lawton of Barton & Loguidece if he had any comments. Mr. Lawton explained that he sent a comment letter to their engineer and also distributed copies to the Board Members. The comments are in line with the checklist. This would need to be provided for a full SWPPP. He feels everything looks good for this project. They met with him six (6) months ago and have worked with the Town especially regarding storm water. Just some maps, descriptions and paper work need to be submitted for a full SWPPP.

Mr. Ellison said he is aware of this and there will be a SWPPP provided for review before anything is submitted to NYSDEC.

Chairman DeLia stated that Codes Officer Joseph Booth makes the determination that this application is complete for Preliminary review/approval or it wouldn't be here this evening.

Board Member Fuks feels, from a Planning Board standpoint, he would like to ask for a viewshed analysis for this four-story building. He feels it will give this Board an opportunity to see this from the adjacent neighborhoods. We have a senior residential center and other residential

in that area and he'd like to see this. Town Attorney Cully said we could ask the developer for this analysis.

Chairman DeLia feels this is a permitted use and questioned this request. It was stated that this Board can ask for mitigation in landscaping before this is built.

Board Member DeGironimo suggested a perspective drawing in color from Middle Settlement Road and perhaps the housing development instead of a view shed analysis. Perhaps a simulation from those areas.

At this time, motion was made by Board Member Peggy Rotton to grant Preliminary Approval for this project; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Bill Morris for the Planning Board to be Lead Agency for a coordinated review under SEQR; seconded by Board Member Brymer Humphreys. All in favor.

Discussion ensued regarding the request for a view shed analysis or simulation. Mr. Ellison said the hotel is about 25' from the property line. The parking lot separates the housing complex from the hotel with landscaping in between.

Board Member Mowat referred to some kind of walkway in this area – no response.

Chairman DeLia asked if the Board Members were in favor of the request for an analysis. There was a difference of opinion.

Mr. Ellison will provide the Board with an analysis from the senior housing complex and residential area. It was mentioned that the senior housing complex is three (3) stories high. Board Member DeGironimo stated again we need a rendering from a vantage point from the senior housing side. Her concern is for the residential facing the hotel and if additional buffering is needed. The elevation plan doesn't show off site. A planting plan and elevation would be acceptable to her.

Motion was made by Board Member Lis DeGironimo to request the developer to have the elevation and showing the planting plan from the senior housing plan to be submitted in color; seconded by Board Member Mowat. Vote taken:

Chairman Elis DeLia – no  
Board Member Bill Morris – no  
Board Member Peggy Rotton – yes  
Board Member Heather Mowat – yes

Board Member Lis DeGironimo – yes  
Board Member Julius Fuks Jr. – yes  
Board Member Brymer Humphreys – yes

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Motion carried by a vote of 5 – 2.

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Chairman DeLia stated that the next Planning Board meeting is **TUESDAY, OCTOBER 14, 2014** as that Monday is a holiday.

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There being no further business, the meeting adjourned at 6:00 P.M.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

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