

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
RODGER REYNOLDS MEETING ROOM
OCTOBER 14, 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, Codes Officer Joseph Booth, and Recording Secretary Dory Shaw.

Draft minutes of the September 8, 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 Heather Mowat. All in favor.

Faxton-St. Luke's – Special Use Permit. Replacing a wooden fence with a 12' high fence around their mental health facility. Tax Map #317.000-2-2.1; Zoning: Institutional. Mr. John Gaetano of Faxton-St. Luke's Hospital and Mr. Bruce Babicz of Charles Gaetano Construction appeared before the Board.

Messrs. Gaetano and Babicz stated that the existing dilapidated 9' fence will be taken down and replaced with a 12' fence, which the Department of Mental Health recommended.

Board Member DeGironimo asked about lighting. Mr. Gaetano explained the location of the lights and also explained that the area is card access.

Motion was made by Board Member Bill Morris to approve the Special Use Permit for a 12' fence; seconded by Board Member Julius Fuks, Jr. All in favor.

Jewel Ridge Subdivision, Higby Road. Amendment to Final. Applicant splitting one lot into three lots and conveying storm water facilities to Town of New Hartford. Tax Map #340.000-1-6.2; Lot Size: approximately 8.146 Acres. Zoning: Low Density Residential. There were no representatives from Jewel Ridge at the meeting.

Town Attorney Cully explained that this property was approved as a single lot, about eight (8) acres in size. The applicant wants to amend this into three (3) separate lots. These lots are on an existing road and have public sewer and water. Codes Officer Booth indicated where a detention basin/area will be given to the Town by the applicant for storm water. It was asked what happens with land retention – the owners retain this.

Board Member Rotton referred to residents in the area and their locations to this property.

Board Member Mowat asked why Phase II was not approved. Codes Officer Booth explained work got started without approval and when the Town got involved, the project was deserted. The Lewis' took this over and have done a good job. Board Member Mowat asked if the Town's engineer looked at this project – Mr. Booth said no. Board Member DeGironimo said she saw the studies from the engineer on Phase II. She feels the existing facilities can take care of this because there was a reduction of lots from Phase II.

Board Member Mowat feels the Town's engineer should be reviewing this as she is aware of drainage issues. She stated that maybe this project wouldn't have anything to do with it, but she feels it should be reviewed by the Town's engineer. Also, Board Member Rotton had concerns regarding storm water and drainage.

Board Member Fuks stated this is an Amendment to Final and this is a reduction in lots which would create a sufficient amount of hard surfaces. Discussion ensued.

Motion was made by Board Member Peggy Rotton to approve this application pending a review by the Town's engineer. There was no second.

Motion was made by Board Member Bill Morris to approve this Amendment to Final; seconded by Board Member Brymer Humphreys. Vote taken:

Chairman Elis DeLia – yes	Board Member Bill Morris – yes
Board Member Brymer Humphreys – yes	Board Member Julius Fuks Jr. – yes
Board Member Heather Mowat – no	Board Member Peggy Rotton – no
Board Member Lis DeGironimo – yes	

Motion to **approved** by a vote of 5 – 2.

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

Respectfully submitted,

Dolores Shaw
Secretary/Planning Board

dbS