

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
RODGER REYNOLDS MEETING ROOM
MAY 11, 2015
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, Julius Fuks, Jr., Lis DeGironimo, William Morris and Heather Mowat. Also in attendance: Town Attorney Herbert Cully, Codes Enforcement Officer Joseph Booth, Councilman David Reynolds, Highway Superintendent Richard Sherman, Mr. Chris Lawton/Barton & Loguidice, Assessor Darlene Abbatecola, and Recording Secretary Dory Shaw.

Draft minutes of the February 9, 2015 meeting were received by each Board Member. Motion was made by Board Member Bill Morris to approve these minutes as written; seconded by Board Member Brymer Humphreys. All in favor.

Mr. Martin Lewis, 9499 Sessions Road, Sauquoit, New York. Two-lot minor subdivision. Tax Map #350.000-1-21.2; Lot Size: approximately 16 Acres; Zoning: RA (Residential/Agricultural). Received Area Variance from Zoning Board of Appeals on September 15, 2014 for 150' of frontage. Mr. Marty Lewis appeared before the Board.

Town Attorney Cully explained that this was before the Zoning Board of Appeals because on the proposed subdivision map one of the lots had no road frontage and it was granted a variance on September 15, 2014 for 150' on the condition that proof be given to the Board that there is deeded access. It is a transfer from Mr. Lewis to his son. Mr. Lewis provided a copy of the proposed deed to his son. Attorney Cully checked the descriptions for purposes of ingress and egress an easement to run with the land. The only difference Attorney Cully saw was a 1.5 acre lot and this shows a 1.99 acre lot. Mr. Lewis said it might be when they were including the road. Attorney Cully said he is fine with this application.

Chairman DeLia asked the members if they had any questions. Board Member DeGironimo asked about the water source for this house. Mr. Lewis said it is private now but there is a hook up for the water. It is currently served by a well. Board Member DeGironimo stated this property cannot legally be served because it lacks road frontage. It needs at least 20' road frontage. Mr. Lewis said he is being charged for that water hook up – 3 units. Board Member DeGironimo explained to Mr. Lewis about the water district and the water taps. Mr. Lewis will find out what happened regarding this and why he is being charged.

Chairman DeLia asked if the size of the lot was big enough for well service – yes.

Board Member DeGironimo also noticed a discrepancy on the survey regarding pavement being shown, but rather there are trees. This was discussed further. Town Attorney Cully doesn't see a problem with this application.

Motion was made by Board Member Heather Mowat to approve this subdivision application of Mr. Lewis; Map dated November 13, 2014; survey by Mr. Christopher Nash, NYS #049163; seconded by Board Member Peggy Rotton. All in favor.

NOTE: since this writing, Mr. Lewis notified Planning Board Secretary Dory Shaw that he may need to change this concept – he will notify the specific Boards when a decision is made.

Mr. Larry Adler/New Hartford Office Group: Preliminary Site Plan Review for a **proposed 4-story, 85 room hotel and a restaurant of approximately 3000 square feet on Woods Park Drive, New Hartford, New York.** Tax Map #328.000-3-7.1; Lot Size: Approximately 4 Acres. Zoning: C1 General Commercial. Mr. Larry Adler appeared before the Board with Mr. Matt Napierala of Napierala Consulting.

Mr. Napierala displayed a plan of the proposed project near the existing Hampton Inn on Woods Park Drive. The adjacent land that surrounds it creates two separate parcels, which is part of the proposed subdivision approval they are seeking this evening also. There will be 102 parking spaces for the hotel, 8 Handicapped and 30 for the restaurant 2 handicapped.

Storm water for this site is part of an active plan. They are satisfying the old regs – wet pond design. The existing pond includes the development of the larger industrial park. They will do some mitigation. Some work will be going on with the storm water basin.

Landscaping: the proposed tree count is not quite the total – the total of the tree count does meet the landscaping requirements. They are providing some shade tree areas and some bushes and trees. Mr. Adler said they will put trees along Woods Park Drive. Extend from the driveway of the Hampton as well as a sidewalk.

Codes Officer Booth said the applicant has done everything he has asked and he is satisfied. Mr. Chris Lawton, the Town's contract engineer asked about existing rip rap. Mr. Napierala said there is no real grading or other improvements here – the rip rap will remain. Mr. Lawton is satisfied with this.

Board Member Fuks said they addressed adequate water quality but what about water quantity. Mr. Napierala said this is fully designed for this area.

Chairman DeLia said there was discussion previously with the storm water issue and earlier plans. Mr. Napierala said they are grandfathered in with the 2009 timeframe. But they are providing water quality and quantity to meet standards.

Board Member Fuks wanted to make sure they are current with SWPPP and they need to verify water quality and quantity. Also, that they are up to date with filing the SPDES. Mr. Napierala said they filed their SPDES but will make sure it is current.

Board Member Rotton addressed handicapped parking and designated areas. Mr. Napierala said handicap spaces are on both sides; 2 spaces over by the restaurant and 5 spaces for the hotel. They have a total of 10 on the entire site. Mr. Napierala said they conform to ADA requirements, but he can look into additional handicap parking.

Board Member DeGironimo noticed that at the restaurant on the far left there is no back up for turning movement – Mr. Adler said he can fix this.

There being no further discussion, motion was made by Board Member Lis DeGironimo to grant Preliminary Approval; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Peggy Rotton to have the Planning Board act as Lead Agency for this project and to send out for SEQR; seconded by Board Member Julius Fuks. All in favor.

Mr. Larry Adler/New Hartford Office Group. Minor three-lot subdivision for a parcel containing approximately 3.6 Acres and a parcel for a restaurant of approximately .6 Acres. Tax Map #328.000-3-7.1; Zoning: C1 General Commercial. Mr. Larry Adler appeared before the Board with Mr. Matt Napierala of Napierala Consulting.

Mr. Napierala explained that 3.2 acres is the hotel and the restaurant is .6 of an acre. The third lot is the parent parcel and the hotel is coming out of that. They needed deeded access and they have provided cross easements. Ingress and egress for the storm water parcel was made from easement agreements. The hotel drains into the storm water basin owned by New Hartford Office Group.

Town Attorney Cully stated that he received easements from Attorney Carol Zenzel, who represents Mr. Adler. Attorney Cully has the easements but he hasn't reviewed them fully at this time. Codes Officer Booth and Mr. Chris Lawton, contract engineer for the Town, have no comments.

After a review of the proposed subdivision and further discussion, motion was made by Board Member Bill Morris to approve the three-lot minor subdivision; map dated May 5, 2015; survey by Mr. Bruce Snyder, NYS #050195; seconded by Board Member Heather Mowat. All in favor.

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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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