

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
RODGER REYNOLDS MEETING ROOM
AUGUST 10, 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 Julius Fuks, Jr., Lis DeGironimo, William Morris, Peggy Rotton and Heather Mowat. Board Member absent: G. Brymer Humphreys. Also in attendance: Town Attorney Herbert Cully and Councilman David Reynolds,

Draft minutes of the July 13, 2015 meeting were received by each Board Member. Motion was made by Board Member Bill Morris to approve these minutes; seconded by Board Member Peggy Rotton. All in favor.

Price Chopper Plaza, Commercial Drive, New Hartford. Amendment to Final. Proposed 7,163 sf restaurant and a proposed 7,000 sf retail store. Tax Map #328.007-1-6; 328.008-1-20; Lot Size: total acreage of plaza about 16 Acres; Zoning: C1 General Commercial. Mr. Andrew Hart of Bergmann Associates appeared before the Board.

Mr. Hart demonstrated drawings, 2 free- standing buildings within the Price Chopper Plaza; a Texas Roadhouse restaurant and a 7,000 sf retail building with no tenant at this time. Texas Roadhouse shows entrances facing east, 2nd building to east – dumpster enclosed to hide garbage at Texas Roadhouse. Codes Officer Joseph Booth’s concerns were dealt with pushed out driveway so doors do not open into it. They also moved a concrete pad back. All utilities are on site. There is an existing sewer connection; storm water disturbing below one acre. They have shown erosion control. Ms. Beth Watts of NYSDOT had a concern about the driveway so they built a landscape isle so only one lane in/out. She also wanted a sidewalk continued, which they did. Ms. Watts also asked for a traffic study to be done, which was sent in and there seems to be no problems. They submitted renderings and sample material, cedar siding, metal roof. Other building is masonry base with storefront glazing. They showed a landscape design with shrubs. Also shown is breaks in parking with landscaping.

Chairman DeLia stated that Codes Officer Booth stated this project meets Town Code and Mr. Chris Lawton, contract engineer for the Town, said the storm water will be reduced with more landscaping and less impervious area. There are 715 parking spaces and only 714 are required.

Board Member Julius Fuks asked about turning lane **reserve** by Toys ‘R Us. Response: 2 cars. Board Member Mowat referred to the NYSDOT study, which said “no impact” – NYSDOT

study said no need to do anything further. She also asked about snow removal – Mr. Hart responded that it will have to be relocated. Board Member DeGironimo asked if the developer would consider moving the one parking space two feet to give more backup space – Mr. Hart said he would do so.

There being no further input, motion was made by Board Member Peggy Rotton to grant Amendment to Final of plans dated June 26, 2015 with a revision date of July 22, 2015 by Bergmann Associates with the one parking space to be used for backup area; seconded by Board Member Bill Morris. Vote taken:

Chairman Elis DeLia – yes	Board Member Peggy Rotton – yes
Board Member Bill Morris – yes	Board Member Julius Fuks, Jr. – yes
Board Member Heather Mowat – yes	Board Member Lis DeGironimo – yes

Motion to approve was passed by a vote of 6 – 0.

Stewart's Shop, 4756 Middle Settlement Road, New Hartford. Preliminary Site Plan Review for a convenience store with gas pumps. Tax Map #316.016-6-65; Lot Size: total acreage of site 2.438 Acres; Zoning: C1 General Commercial. Mr. Chuck Marshall appeared before the Board.

Mr. Marshall presented the plan for a 3700 sf Stewarts shop with six self-service gas islands. They are using the existing curb cut. NYSDOT wants them to remove the taper width – they made an 18' driveway – this is a change Codes Officer Booth had asked for (to adjust the taper width at the road. Stewart's has now provided 18' at the driveway as required at the limited access driveway). They also changed the canopy. This application also met with Mr. Chris Lawton's, contract engineer for the Town, concern regarding SWPPP - his comments have been made a part of the file. They are unable to interconnect sidewalks with apartment complex.

Board Member DeGironimo asked about the separation between the driveway and Affordable Housing entrance. It is 60'. She also felt there is going to be a difficult movement of traffic that may come up during the SEQR review. She also asked about the entrance at right. Mr. Marshall said this will taper so it can't be entered from other direction.

Mr. Marshall said they met NYSDOT requirement for 85' distance of entrance from the NYS Rt. 840 ramp.

Board Member DeGironimo asked about change for taper width. Mr. Marshall is not sure but probably reduced to 4' – 8'.

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Board Member Fuks asked if NYSDOT gave input on signage – Mr. Marshall said no. Board Member Fuks stated that typically NYSDOT will require signs to restrict access. Mr. Marshall said it would be a difficult left.

Chairman DeLia stated Codes Officer Booth said this project meets all requirements. Board Member Rotton is not comfortable with the traffic pattern.

At this time, motion was made by Board Member Heather Mowat to grant Preliminary Approval; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Peggy Rotton to declare the Planning Board as Lead Agency for this project and to send out for SEQR review; seconded by Board Member Lis DeGironimo. All in favor.

There being no further input, the meeting adjourned at approximately 6:15 P.M.

Respectfully submitted,

Dolores Shaw
Secretary/Planning Board

Notes taken by Town Attorney Herbert Cully in Mrs. Shaw's absence.