

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
RODGER REYNOLDS MEETING ROOM
NOVEMBER 9, 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 G. Brymer Humphreys, Julius V. Fuks, Jr., Lis DeGironimo, William Morris, and Heather Mowat. Board Member absent: Peggy Rotton. Also in attendance: Town Attorney Herbert Cully, and Assessor Darlene Abbatecola.

Draft minutes of the September 14, 2015 meeting were received by each Board Member. Motion was made by Board Member Heather Mowat to approve these minutes; seconded by Board Member Bill Morris. All in favor, except Board Members Fuks and DeGironimo as they were not in attendance for that meeting.

The Meadows, 4320 Middle Settlement Road, New Hartford. Final Site Plan Review/Approval for redevelopment of The Meadows at Middle Settlement Senior Apartment complex. Phase I will have three new buildings with 93 units – three-story. Phase II will have reconstruction with 56 apartments. Tax Map #328.000-2-65; Lot Size: Approximately 60 Acres; Zoning: Institutional. Mr. Jim Connors of The Chazen Companies, and Attorney Mark Levitt were in attendance.

Chairman DeLia explained that this project received Preliminary Approval on September 14, 2015 and was sent out for SEQR.

Mr. Connors explained that they have been working with Mr. Chris Lawton, contract engineer for the Town, Mr. Rick Sherman, NH Highway Superintendent, and the Mohawk Valley Water Authority (MVWA). Per Mr. Sherman's request, he wanted a section to be tv'd. Mr. Connors said given the age of the pipes, they will replace it and Mr. Sherman is satisfied. With regard to MVWA, the primary concern was that currently there is water that goes to the whole site and each lot fronts on a public water main - three lots don't front on Middle Settlement Road. They will need to install a water main along existing service road to Lot 3 and dedicate it. Each building will have its own water service - an 8" water main with water service and meter for each building. This is the extent of the changes they have been required from agencies involved.

Board Member DeGeronimo was under the impression they were going to build on Lot 3 – Mr. Connors said Phase 1 would have four buildings on Lot 3. Take down two and leave 2 open. Build out what is on Lot 2 and probably in 4-5 years finish - then get Site Plan Approval for Lot 1. The whole area will be excavated and additional flood mitigation. Until the time the second phase gets built is whether or not this could be serviced. MVWA is concerned about the creek

crossing. This and specific items will be addressed. Mr. David Jones of MVWA will work with them and they will build it according to the water authority specifications. Board Member DeGironimo said as far as MVWA, the water doesn't have to go to Lot 3 if there are no buildings. Attorney Mark Levitt said Lot 3 will never be developed.

The subdivision has been filed with the County and it is exactly the way it will stay. They are working on legal transferring of rights.

The Fire Department will work with them during construction for each building.

Chairman DeLia asked for comments. Mr. Sherman stated existing lines are going to be removed and he is agreeable to this; Mr. Lawton doesn't have anything new to discuss; and Codes Officer Booth doesn't have any concerns. No other comments made.

Motion was made by Board Member Julius Fuks, Jr. to close SEQR with a negative declaration; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Lis DeGironimo to **grant Final Approval** to this project; plans submitted by The Chazen Companies dated August 27, 2015; seconded by Board Member Bill Morris. All in favor.

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

Respectfully submitted,

Dolores Shaw, Secretary
Planning Board

dbb