

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
RODGER REYNOLDS MEETING ROOM
MAY 9, 2016
5:30 P.M.**

The Regular Meeting was called to order by Board Member Julius Fuks, Jr. at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members G. Brymer Humphreys, Lis DeGironimo, William Morris, and Peggy Rotton. Absent: Chairman Elis DeLia and Board Member Heather Mowat. Also in attendance: Town Attorney Herbert Cully, Codes Officer Joseph Booth; Highway Superintendent Richard Sherman; Mr. David Reynolds, Councilman; Mr. Richard Woodland, Councilman; Mrs. Darlene Abbatecola, Assessor; and Dory Shaw, Secretary.

Draft minutes of the March 14, 2016 meeting were received by each Board Member. Motion was made by Board Member Peg Rotton to accept these minutes as written; seconded by Board Member Bill Morris. It was mentioned about a typo that needed to be corrected. All in favor with correction.

Amendment to Minor Two-lot Subdivision for Mark Levitt, Esq., Mallory Road, New Hartford. Tax Map #350.000-2-15.1; Zoning: Agricultural. Reconfiguration of metes and bounds.

Board Member Fuks asked Town Attorney Cully to bring the Board up to date on this application. Town Attorney Cully stated that when this was originally submitted in 2012, a line was created in the back which isolated a parcel. This was part of another parcel. It is merely to correct this situation and create a separate lot. He reviewed the descriptions and everything looks good.

Attorney Levitt said the surveyor didn't show the connection of the land behind. This is fixing something that was overlooked.

There being no further input, motion was made by Board Member Bill Morris to approve the Amendment to Minor Subdivision of Mark Levitt, Esq.; map revised by William E. Parry, L.S. #50143; seconded by Board Member Lis DeGironimo. All in favor.

Preliminary/Final Four-lot Minor Subdivision for Emil and Gail Klein, Mallory Road, New Hartford. Tax Map #350.000-2-30.1; Zoning: Agricultural. The Klein's live in Connecticut and were not present.

Board Member Fuks asked Town Attorney Cully to bring the Board up to date on this application. He referred to the lots shown and it connects with land on the other side of Mallory road. The lots being created connects with the large piece on the other side of the road. This application meets all requirements. He said Codes Officer Booth and Dory Shaw have been working on this for some time and now it meets all the criteria.

Board Member Fuks asked Codes Officer Booth if he had any concerns – none.

Board Member Rotton questioned there being any landlocked parcels. It was explained that nothing is being landlocked.

There being no further input, motion was made by Board Member Bill Morris to approve the minor four-lot subdivision of Mr. Klein; map prepared by Christopher Nash, L.S. #04163 dated October 1, 2016; seconded by Board Member Lis DeGironimo. All in favor.

Amendment to Final Site Plan Review for Hannaford Bros., 4593 Commercial Drive, New Hartford. Proposed grocery pick up location; adding a small canopy and call box. Tax Map #328.008-1-27.2 & 26; Zoning: C1 General Commercial. Mr. J.M. Lord, P.E. of Maple Rock Marketing & Project Development, appeared before the Board.

Mr. Lord explained this is a new concept for a grocery pick up service – Hannaford To Go. They presently have 16 or 17 types of this layout they are using. You can order groceries on line and reps will give you a winder time to pick up. This service runs from 10:00 AM to 8:00 PM. They try to service about eight cars per hour or up to 12. This is because when designated employees are picking groceries in the store, they use a large cart and they don't want to bother shoppers in the store. He demonstrated the circulation pattern on the map presented. There is a call box people go to, then drive up and that is where the transaction takes place. Employees put the groceries in the car. The customer never gets out of the car. There are indicators of where the cars go. There are some reserved spots in case there is a problem with an order. If a customer decides they don't want a certain brand, it is exchanged. The system is such that it flows through well.

Town Attorney Cully asked: not creating any impervious area – response: no. Are you losing parking spaces – response: yes 18. They still meet the parking requirement. Accidents/emergencies - response: they have never had problems with accidents or injuries. He mentioned that all employees wear bright florescent vests. What about people crossing – response: people can continue to walk across or around as they do not. Mr. Lord presented a sketch of the layout. Lights are on site – nothing changes.

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Board Member Humphreys asked about traffic flow and how is it maintained, especially cars crossing. Mr. Lord stated everyone is pointed in the right direction and it flows evenly.

Board Member Geronimo asked about snow removal in the winter. She also asked about existing lighting. Mr. Lord stated this gets plowed like everything else- it will be clean all the time. The existing light pole will remain. Also, the canopy is just to do the transaction.

Board Member Fuks asked if there would be any impact to handicap sites – Mr. Lord said no. Nothing will interfere with this. He referred to the crosswalks and they are adding another crosswalk also.

Board Member Fuks asked Codes Officer Booth if he had any questions – he had none.

There being no further input, motion was made by Board Member Peggy Rotton to grant Amendment to Final to the Hannaford project on Commercial Drive with map prepared by Andrew Johnston, P.E. #087030; seconded by Board Member Bill Morris. All in favor.

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

Respectfully submitted,

Dolores Shaw
Secretary/Planning Board

dbb