

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
RODGER REYNOLDS MEETING ROOM  
JULY 11, 2016  
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., G. Brymer Humphreys, Lis DeGironimo, William Morris, Heather Mowat and Peggy Rotton. Absent: Dory Shaw, Secretary. Also in attendance: Town Attorney Herbert Cully, Codes Officer Joseph Booth; Highway Superintendent Richard Sherman; and Councilman David Reynolds.

Draft minutes of the May 9, 2016 meeting were received by each Board Member. All in favor to approve.

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Minor two-lot subdivision of **Mr. Fred Castronovo, 8058 Seneca Turnpike, Clinton, New York (Town of New Hartford)**. Tax Map #328.000-2-15; Total lot size: 26 Acres; Zoning: C2 Commercial Retail Business. Attorney Mauro appeared before the Board.

The Board reviewed the application as presented and Town Attorney Cully does not see an issue with this subdivision request.

The Board Members agreed and voted to approve. All in favor.

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**Carcuzzi LLC, 9310 Chapman Road, New Hartford, New York**. Amendment to Final for a proposed addition of one more wash bay onto the exiting car wash building. Tax Map #339.016-1-48.2; Lot Size: .88 Acres; Zoning: C2 Retail Business. Mr. Al Forte appeared before the Board.

Mr. Forte submitted the plans to expand an existing 2-bay touch free car wash into three bays. No additional impervious area being created.

Motion made by Board Member Bill Morris to grant Amendment to Final; seconded by Board Member Heather Mowat. All in favor.

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**Jensen's Cherrywood Community, Seneca Turnpike, Clinton, New York (Town of New Hartford)**. Final Approval for Phase II. Tax Map #328.000-2-6; Zoning: Mobile Home. Proposed 125 new mobile home sites in Phase II. This project was granted Preliminary Approval in 1988. The applicant is back before this Board for Final approval. This was sent out for SEQR in December 2015. Applicant has addressed concerns of Barton & Loguidice, contract engineers for the Town of New Hartford.

The Board Members reviewed this application and addressed a storm water agreement, which the Town Attorney felt was acceptable.

Discussion ensued regarding the SHPPO letter. This project is located in an archeological sensitive area on Seneca Turnpike and the thought was that the critical area not be disturbed. The applicant didn't have to do anything for Phase I – it wasn't required. Board Member Mowat indicated concern over complying with the SHPO requirement and the need to address storm water concerns. She feels that the storm water issue has not been resolved. Board Member DeGironimo agrees. (See Barton & Loguidice comments in file). Board Member Fuks is concerned about water volume issues (is it contributing to a 303b water body – answer no). Mr. Lawton said the only open SEQR issue is SHPPO. He feels the rest of his concerns are resolved.

Motion was made by Board Member Bill Morris to close SEQR with a negative declaration; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Elis DeLia – aye	Board Member Bill Morris – aye
Board Member Peggy Rotton – aye	Board Member Heather Mowat – nay
Board Member Julius Fuks, Jr. – nay	Board Member Lis DeGironimo – aye
Board Member Brymer Humphreys – aye	

Motion to close SEQR with a negative declaration was passed by a vote of 5 – 2.

Motion was made by Board Member Bill Morris to grant Final Approval on Phase II for Cherrywood Development – no second. Motion did not carry.

Staff will be in touch with the applicant on how to proceed further.

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Preliminary Subdivision Review of proposed extension of **Mallard Brook Lane, known as Village East, Inc., Mallard Brook Lane, New Hartford, New York** to create 10 additional residential lots. Tax Map #339.007-6-70.4 & 70.5; Zoning: Medium Density Residential. Mr. Donald D. Ehre, P.E., appeared before the Board.

This project is for ten additional lots and extend the road with a hammerhead turn around. A 10" sanitary sewer already is installed. Water will be extended, and infiltration basin and swales will be installed. Board Member Mowat is concerned about more runoff into the ditch next to the railroad tracks. The soil will absorb most of the runoff except if a 100-year storm occurs. Mr. Ehre proposes to put the road and turnaround on the land the Town owns. Concerns were raised over drainage and ownership of the ditch. Codes Officer Booth says the application is complete.

After further review, motion was made by Board Member Peggy Rotton to grant Preliminary Approval; seconded by Board Member Heather Mowat. All in favor.

Motion was made by Board Member Lis DeGironimo to grant the Planning Board Lead Agency Status and to send out for SEQR; seconded by Board Member Brymer Humphreys. All in favor.

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**Hartford Luxury Apartments, 167 Clinton Road, New Hartford, New York** – Preliminary Site Plan Review of a proposed residential housing complex – 144 units are proposed: 2 two-bedroom, 30 unit

apartment buildings; 3 two-bedroom 18 unit apartment buildings and 6 condominium buildings of various sizes containing 30 two-bedroom units. Tax Map #328.000-2-78 & #328.000-2-81; Lot Size: approximately 14+ Acres; Zoning: proposed Residential Planned Development District (RPDD). Mr. Al Swierczek and Mr. Steven Buck appeared before the Board.

Mr. Swierczek stated there would be approximately 144 units in total. They will provide sanitary sewers and water and create a pond with walking trails and green space. Also, storm water management will be provided. Codes Officer Booth stated this is under a Residential Planned Development overly – Town Board referred to Planning Board to make sure it meets required criteria, unique features meets income diversity. This will have walking trails.

Board Member DeGironimo asked about elevations. The developer says it was submitted. Luxury units will be about \$1700-1800 a month; middle level - moderate income units at \$1200 to 1500 a month. For sale condos at \$300,000 - \$400,000. They will build luxury apartments, then middle level. This will take two years to have 1/3 complete. Concern was expressed that a final completion date be included. Board Member DeGironimo asked if this is one or two parcels – the developer said two under one ownership.

After further review, motion was made by Board Member Peggy Rotton to grant Preliminary Approval; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Bill Morris that the Planning Board is requesting a coordinated review under SEQR to the New Hartford Town Board acting as Lead Agency as it is a Planned Development Overlay district; seconded by Board Member Brymer Humphreys. All in favor.

Secretary Dory Shaw will notify the Town Board that the Planning Board is acting as Lead Agency.

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There being no further business, the meeting adjourned at 6:45 P.M.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

\*Notes taken by Town Attorney Herbert Cully, Esq.