

**TOWN OF NEW HARTFORD
PLANNING BOARD MINUTES
JULY 8, 2019
TOWN OF NEW HARTFORD MUNICIPAL OFFICES
8635 CLINTON STREET, NEW HARTFORD, NEW YORK**

The Regular Meeting was called to order by Chairwoman Heather Mowat at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members G. Brymer Humphreys, William Morris, Julius Fuks, Jr. (arrived at 5:35 P.M.), and John Latini III. Board Members absent: Lis DeGironimo and Wilmar Sifre. Also in attendance: Town Attorney Herbert Cully; Councilmen David Reynolds and Richard Lenart; Highway Superintendent Richard Sherman; Contract Engineer John Dunkle of Dunn & Sgromo; Code Enforcement Officer Joseph Booth; and Secretary Dory Shaw.

Draft minutes of the June 10, 2019 Planning Board meeting were reviewed by each Board Member. Motion was made by Board Member Brymer Humphreys to approve these minutes as written; seconded by Board Member Bill Morris. All in favor. (Board Member Julius Fuks, Jr. was not in attendance for this vote).

Sangertown Square Mall, Rt. 5, New Hartford, New York. Preliminary/Final Subdivision Review for a proposed four-lot subdivision. Referred to Town Attorney for review of application and deed descriptions. Mr. Luke Condon and Mr. Jeff Law of Sangertown Square appeared before the Board.

Mr. Condon explained the layout of the proposed lots – all vacant except A1 has a pylon sign on it – no building structures on any of the parcels.

Town Attorney Cully had reviewed the maps and descriptions and they all correspond. No Codes issues per Code Officer Joe Booth. Sent to OC Planning and NYSDOT – no adverse comments.

Motion was made by Board Member John Latini III to grant Preliminary and Final approval for this 4-lot minor subdivision; seconded by Board Member Brymer Humphreys. All in favor.

GPO Federal Credit Union, 4311 Middle Settlement Road, New Hartford, New York. Preliminary Site Plan Review of a proposed 6,000± sf expansion to the office portion of the existing facility. Tax Map #328.000-2-34; Lot Size: total 4.1± acres; Zoning: Institutional. Mr. Tim Webber, AIA of Schopfer Architects LLP, appeared before the Board.

Mr. Webber referred to the maps he prepared for the Board's review explaining the layout of the project, and projects in and around the Mud Creek basins for storm water management. He addressed the buildings and parking, vehicular circulation and dumpster location. The amended plan shows they are 15'

off the property line for parking (current zoning is 10'). With storm water, they are trying to stay below the 1 acre of development area of disturbance.

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Mr. John Dunkle had submitted a review for the Planning Board members. He just saw this revised plan but has been looking at all the criteria concerning this project. Parking, lighting, and landscaping seem to be okay. Dumpster will have screening. There is an existing storm water management that hasn't been maintained – it is classified as a wetland – need to get it back. SEQR is going to need a sign off from SHPPO. He is asking to do more for storm water and reduce those peak flows – no new encroachment on the flood plain be allowed. There are a number of comments he addressed and are a part of the file, i.e. flood plain issues, Mud Creek and Sauquoit Creek, building expansion/development, detention design, storm water management, NYSDEC, etc. Any approvals will have conditions relating to having a maintenance agreement in place and requirements and certification of storm water when complete. Trash pickup circulation was also discussed. Further site discussion ensued.

Mr. Webber is working with this site and looking at it very closely to comply. He feels that they can deal with this and what comes up. He understands what is needed with this site but reiterated that they want to stay with the 1 acre of development area of disturbance.

Board Member Fuks discussed draining and discharging 2' below and where does that pipe go. He also referred to surface water and ground water and where it discharges. He pointed out a couple of things to be addressed 1) time to peak for unit hydrograph at that confluence of Mud Creek and Sauquoit Creek and 2) is it compliant with open space plan and Town EIS.

Mr. Dunkle was asked if he would recommend preliminary approval and send out for SEQR review – he felt GPO could handle it and feels this plan is adequate to where we are in the review process and that it could go out for SEQR.

Code Officer Booth was asked about parking – it was mentioned that it is now all set but he hasn't seen the revised plan. (There are four handicap parking spaces). He doesn't see anything as long as they adjusted the parking lot setback. Town Attorney Cully also feels we can forward this for SEQR.

Motion was made to grant Preliminary Approval by Board Member John Latini, III; seconded by Board Member Bill Morris. All in favor.

Motion was made by Board Member Brymer Humphreys to have the Planning Board be Lead Agency under SEQR; seconded by Board Member Bill Morris. All in favor.

Note: this project has not gone out for SEQR yet pending further review.

Motion to adjourn by Board Member Bill Morris; seconded by Board Member Julius Fuks, Jr. All in favor. Meeting adjourned at approximately 6:10 P.M.

Respectfully submitted,

Dolores Shaw, Secretary
Town of New Hartford Planning Board
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