

**TOWN OF NEW HARTFORD  
PLANNING BOARD MINUTES  
SEPTEMBER 9, 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, Lis DeGironimo, John Latini III, and Wilmar Sifre. Absent: Board Member Julius Fuks, Jr. Also in attendance: Town Attorney Herbert Cully; Codes Officer Lary Gell; Councilman Richard Lenart; Assessor Darlene Abbatecola; Highway Superintendent Richard Sherman; Code Enforcement Officer Lary Gell; and Secretary Dory Shaw.

\*\*\*\*\*

Draft minutes of the August 12, 2019 Planning Board meeting were reviewed by each Board Member and unanimously approved.

\*\*\*\*\*

Minor 3-Lot Subdivision for **Mr. Friend Tibbitts, Tibbitts Road, New Hartford, New York**. Tax Map #339.000-1-19; Zoning: A (Agricultural). Mark Levitt, Esq. appeared before the Board.

Attorney Levitt explained the reasons for this subdivision at this time – three separate maps submitted. First showing main parcel of 108 acres; second and third map shows how they are going to cut out two additional parcels. One is 1.78 acres and the other is increasing the size of an existing lot – essentially putting the farm back together.

Town Attorney Cully has reviewed the submittal and has no problem with this request.

Oneida County Planning 239 was received with no adverse comments, as well as NYSDOT and OC DPW. There being no further discussion, motion was made by Board Member Bill Morris to grant approval of this minor subdivision; seconded by Board Member Wilmar Sifre. All in favor.

\*\*\*\*\*

Minor 2-Lot Subdivision for **The Meadows Phase 2, Middle Settlement Road, New Hartford, New York**. Tax Map #328.000-2-64; Zoning: Institutional. Mr. Jim Connors of Chazen Companies appeared before the Board.

Mr. Connors explained the need for this subdivision. There are no restrictions on the parcels associated with the Meadows site. The entire property is on wetland and flood plain. They are looking at dividing into two parcels, 1.3 acres and 8.1 acres (plus or minus). They will consolidate 8.1 acres to the Meadows.

Town Attorney Cully asked if this was adjacent to the road – yes – entire frontage on Middle Settlement Road. He reviewed this application and has no problem with this request.

Special Metals is doing some remediation in this area. They are splitting this off so they can remediate the acreage to a lower standard to a residential, which helps financing for the rest of the land. By getting this additional land, they can get a bigger project to today's standards.

County Planning 239, NYSDOT and OC DPW have no adverse comments.

There being no further discussion, motion was made by Board Member John Latini III to approve this minor subdivision; seconded by Board Member Brymer Humphreys. All in favor.

\*\*\*\*

**2 Ellinwood LLC, Ellinwood Drive, New Hartford, New York.** Amendment to Final for a 12' x 30' addition to east end of the medical office building. Tax Map #316.020-1-6, 7 & 8. Mr. Michael Sheridan, PE of Sheridan Engineering, appeared before the Board.

Mr. Sheridan explained the need for this addition. The Urology area is not on the first and second level and they want to put in an enclosed stairway. He further explained the layout of the building. It was mentioned that Town Contract Engineer Brian Madigan had reviewed this with no concerns. They have a temporary permit because it was needed. It is because of the zoning and that is why he is presenting this.

There being no further discussion, motion was made by Board Member John Latini III to grant approval of this application, subject to no adverse comments from OC Planning and NYSDOT; seconded by Board Member Brymer Humphreys. All in favor.

\*\*\*\*

Chairwoman Mowat updated the Board Members on a couple of projects that are still pending. She also mentioned a new upcoming procedure for review of projects with Staff.

\*\*\*\*

Motion was made by Board Member John Latini III to adjourn; seconded by Board Member Wilmar Sifre. All in favor.

The meeting adjourned at approximately 5:50 P.M.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

db