

**MINUTES OF THE REGULAR MEETING  
TOWN OF NEW HARTFORD PLANNING BOARD**

**APRIL 22, 2008**

The Planning Board Meeting was called to order by Chairman Hans Arnold at 5:30 P.M. at which time the Pledge of Allegiance was recited. Board Members present were Jerome Donovan, Rodger Reynolds, Peggy Rotton, Ellen Rayhill; Town Planner Kurt Schwenzfeier, AICP, and Dory Shaw, Secretary. Board Members absent: Bob Imobersteg and Bob Wood.

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**SAES Smart Materials, 4333 Middle Settlement Road, New Hartford, New York.** Preliminary/Final Site Plan Review/Approval for a proposed 54, 900 square foot expansion and relocation of processing equipment from Special Metals. Tax Map #328.000-2-37; Lot Size affected: approximately 2 Acres; Zoning: Manufacturing. Mr. Georgio Vergani and Mr. Don Kane appeared before the Board representing SAES.

The Town Planner stated that since the last meeting there was a slight variation to the square footage for manufacturing space and storage, and storm water. He received letters from Mr. Steve Devan of OC Dept. of Water Quality & Water Pollution and Ms. Joann Faulkner of OC Soil & Water, who both signed off on this project. He also Notice of Intent for the NYSDEC for the Storm Water Permit. Parts 1 & 2 of the EAF was completed and as a result of the SEQR process, he put together the draft Negative Declaration for the reasons why this Board could approve this project.

Chairman Arnold asked the Town Planner to address this checklist/questions for the Board Members since this was the first time they had seen it (this list has been made a part of the file). Board Member Rayhill reviewed the SEQR form and felt it was complete. She felt it would be useful to have a sample of it and ask questions as they arise. Chairman Arnold asked that in the future this be circulated before the meeting.

At this time there were no further questions or comments. Motions were made by Board Member Peggy Rotton to approve the following:

- 1) Close SEQR with a Negative Declaration of Environmental Significance;
- 2) Grant Preliminary approval;
- 3) Grant Final approval with the conditions that the developer sign a Pre-development Agreement and Memorandum of Understanding as this is located in the Seneca Turnpike/Commercial Drive GEIS area (Staff will work on this).

Motions seconded by Board Member Jerome Donovan. Vote taken:

Chairman Hans Arnold – yes	Board Member Ellen Rayhill – yes
Board Member Rodger Reynolds – yes	Board Member Peggy Rotton – yes
Board Member Jerome Donovan – yes	

Motions **passed** by a vote of 5 – 0.

The representatives from SAES thanked the Board Members for the timely handling of this application.

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Chairman Arnold asked the Town Planner for his recap of items that were addressed at the last GEIS meeting; those being 1) review of rewrite (new) Principles; regional drinking water plan; review plans of other communities; discussion/wording of NYRI. The Town Planner said that he has not been able to complete these items, but would have them ready by the May 27<sup>th</sup> Planning Board meeting for GEIS.

Recap of Board Members discussion:

- Town Planner to setup meeting with Judy Cusworth regarding dams – The Glen (perhaps a forest designation could work in this area) however, liability could be an issue. The original intent of the dams was for the Bleachery. The Town Planner is to look into an Agricultural/Forestry district.
- peter j. smith to prepare write up for language included in the GEIS relating to NYRI and this Board's concerns as to how this would affect the plan: The Board Members want clarification of this in the GEIS as to how it affects the center of this area. The Town Planner is to contact peter j. smith for them to articulate how it would disrupt or destroy their plan. Details relating to underground placement also and how we are to prepare for it.
- Storm water: Highway Superintendent Roger Cleveland gave his written suggestions for inclusion into this GEIS and they have been made a part of the file
- Sidewalks – included in the Principles
- Relate to peter j. smith to look at Alternative 3 (north, south and west) to build out existing parcels:  
5 -10 acre lots – The Board wanted as a potential alternative to see what they would have on Alternative 3 – would it be adverse if wanted - ask the consultant to run figures to increase acreage for future development; discussion ensued regarding care and use of vacant lots – maybe restrictions – try to establish a certain Town character; allow denser development where sewer and water exists;

encourage non-use of water lines in certain areas; the Town Planner said peter j. smith took existing units vs. future units in Alternative 3.

- Time period for DGEIS – plan for implementation of controlled growth and how it works.
- Look at A & B intersections for Kellogg Road, Oneida Street and Chapman Road – what is failure of the intersection and what are the future traffic conditions given the build out if nothing is done vs. the alternatives that could be created if it is not a round about – levels of service are based on morning and evening traffic counts. Board wants to look at what would happen at the 2:30 PM peak hour when school buses are out; A & B: how it is determined on future traffic conditions, especially Oneida Street, Chapman Road and Kellogg Road intersection. The Board Members discussed calculations, possible connection to Route 840/Route 8; change in Elm Street ramp off of the arterial and access to Route 8, additional traffic control, pedestrian crossings; explanation of data from peter j. smith; Board Member Donovan referred to a memorandum from the Highway Superintendent in January 2001 when this GEIS was originally proposed (see attached). The Town Planner said Hatch McDonald did the traffic analysis and he would find out about the level of service analysis on the build out.
- Schedule regarding storm water and whether it is adequately sized for what we are proposing in hamlet area – contact peter j. smith and Shumaker Engineering – is it going to be adequate for the storm water based on the increased density in the hamlets.
- Flood plain information – evaluate flood plains to see the impacts – existing vs. proposed.
- Plan for mobile homes – entry-level housing: Number of units in the mobile home parks and contact peter j. smith regarding what is going to happen with those removed; explore a plan to try to have a transition over time without displacing people. If we are going to remove it, where will a place be designated. Also, the Town Planner is to get the number of mobile home units within the parks so that we can see what type of numbers we are actually talking about and advise the Board accordingly.
- Ask peter j. smith and Curt Nichols of Shumaker Engineer if they have accounted for the surge in storm water from the plans they developed in the two (2) hamlets.
- Funding for future improvements – Board Member Donovan would like to discuss this further at another time.
- Address plans of other communities – Town Planner needs to bump up the regional municipality community plans (adjacent) – see GEIS Pages 44-47.
- Regional Water Authority plans for water extensions in the future: Town Planned needs to get this information from the Water Board to see how that impacts development on the west side of the study area if the lines are extended up Tibbitts or Snowden Hill Roads to Kirkland.

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It was the consensus of the Board Members to have representatives from peter j. smith attend the next Planning Board meeting on May 27, 2008. peter j. smith will be contacted by the Town Planner and advised of what has transpired.

There being no further discussion, the meeting adjourned at 8:00 P.M.

Respectfully submitted,

Dolores Shaw, Secretary  
Planning Board

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