



# TOWN *of* NEW HARTFORD

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## Press Release

For Release: Immediate

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In response to comments from a Public Hearing held in August, the Planning Board will consider several changes to the Southern Area DGEIS and Design Plan at its meeting on December 14.

Planning Board Chairman Jerome F. Donovan said that the proposed changes are designed to both preserve the original intent of the Design Plan and address concerns expressed by residents.

The greatest objection to the Design Plan and Draft Environmental Impact Statement (DGEIS) was a recommendation of a five-acre minimum residential lot size outside the plan's growth boundary. Donovan said raising the minimum lot size outside of the growth areas was not the intent of the Design Plan. The intent was to achieve an overall average density of one residential unit for every five acres of land outside the growth boundary to address storm water and related infrastructure issues identified in the DGEIS and raised by residents of the hamlets of Chadwicks and Washington Mills.

Under the proposed revisions, there would be no change in minimum lot size for single family homes in the study area. Donovan said the density would be achieved primarily through the preservation of farm land, a goal of the Town's Comprehensive Plan Update adopted by the Town Board in 2007. Zoning for single family will remain unchanged.

The Design Plan will promote affordable and multi-family housing in the hamlets. Town Planner Kurt Schwenzfeier said targeting residential growth within a defined growth boundary would diminish pressure on infrastructure, including storm water, sewers and traffic; reduces growth pressure on public safety and other municipal services, provides the opportunity to preserve vistas and open space; lessen the pressure on ground water resources outside the hamlets, contains commercial development to the hamlets and protect prime agricultural lands.

Donovan added the Study achieves a critical balance in preserving the character of the Southern Area of the Town and the responsible management of future growth.

The Planning Board has considered four different versions of the plan over 2 1/2 years. A copy of the Southern Area Final Generic Environmental Impact Study (FGEIS) can be viewed on the Town's website: [www.newhartfordtown.com](http://www.newhartfordtown.com).

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