



TOWN *of* NEW HARTFORD

CHAIRMAN
Heather Mowat

VICE CHAIRMAN

SECRETARY
Dolores Shaw

COUNTY *of* ONEIDA

PLANNING BOARD

The Town of New Hartford Municipal Offices
(At The Orchards)

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Board Members

Lisa Britt
James Decker
Julius V. Fuks, Jr.
John Lafini III
Wilmar W. Sifre
Manzur Sikder

TOWN OF NEW HARTFORD PLANNING BOARD MINUTES MONDAY, MAY 13, 2024

TOWN OF NEW HARTFORD MUNICIPAL OFFICES
8635 CLINTON STREET, NEW HARTFORD, NEW YORK

The Regular Meeting was called to order by Chair Heather Mowat at 5:30 P.M. at which time the Pledge of Allegiance was recited. In attendance were Board Members Lisa Britt, James Decker, and Rocco Arcuri. Absent were Board Members Julius Fuks, Jr., Wilmar Sifre, and Manzur Sikder. Also absent Christina Lacy, Codes. Also in attendance, Town Attorney Herbert Cully, Highway Superintendent Richard Sherman, Contract Engineer John Dunkle, and secretary Dory Shaw.

Minutes of December 11, 2023 Planning Board meeting were addressed. Motion was made by Board Member James Decker to approve these minutes with minor corrections; seconded by Board Member Rocco Arcuri. All in favor.

The application of the **Yahnundasis** pool relocation, 8429 Seneca Turnpike, New Hartford, New York. Tax Map #329.009-1-1; Zoning: Parks & Recreation. Proposed relocation of swimming pool at their complex. Mr. Vincent Pietrzak, RLA, ASLA of Appel Osborn Landscape Architecture did not appear. The application is postponed to be addressed at another time.

The application of **Mr. Haraj Lulu** for a proposed art studio at **3354 Oneida Street, Chadwicks, New York** (formerly a church). Tax Map #349.020-1-22; Zoning: C2 Commercial Retail Business. Mr. Lulu and Mr. Joseph Rachiele, PE appeared before the Board.

Mr. Rachiele submitted plans for a proposed parking phasing review at this site. The portion of this building is planned for Dr. Lulu for an art, graphic design studio and he wants to turn it into a facility to bring in other individuals with different aspects of art. This property doesn't require a zoning variance and they are looking at the parking lot and the number of spaces required about 42 spots. There is ingress and egress They would like to put in a guard rail and curb stops. There will be no parking signs where indicated. Lighting was also addressed. They want to clear the property of overgrowth. The building is not being modified. The Board Members referred to what is required for parking. The property isn't owned by Dr. Lulu yet.

Town Attorney Cully addressed the issue with the creek and shoring up of the bank, and asked for Highway Superintendent Rick Sherman's comments. A grant was found to get the work done but didn't transpire. He explained what has happened there and what is happening further on Oneida Street & Elm. Discussion ensued regarding a parking plan and association to the creek. Mr. Sherman does not have the preexisting conditions on this slope.

Town of New Hartford
Planning Board Minutes
May 13, 2024
Page 2

Mr. John Dunkle, Contract Engineer, cannot approve anything he hasn't seen and needs more information regarding parking and location to the creek. The creek needs to be stable. The responsibility is on the applicant. Mr. Rachiele will look at the plans and get back to this Board. Chair Mowat explained the planning process to Mr. Rachiele.

Town Attorney Cully referred to an Indemnification Agreement. The Town needs to be protected. Mr. Lulu's attorney will contact Town Attorney Cully.

Secretary Dory Shaw was asked to send this application to the Fire Chief in Willowvale for his review and comment.

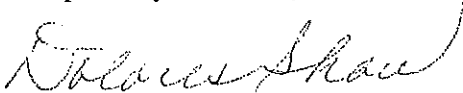
Discussion ensued regarding the auditorium and how many total people it could handle -- about 150-200. The subject of shared parking was addressed and the applicant didn't feel it was necessary. Town Attorney Cully asked Mr. Dunkle if he needed a report as far as the paved lot that has been in existence for some time. Mr. Dunkle said that is part of the certification process.

The applicant will return with updated information.

Chair Mowat brought the Board Members up to date on several possible upcoming projects and updates on existing projects before this Board.

There being no further business, the meeting adjourned at approximately 6:30 P.M. by motion of Board Member Lisa Britt; seconded by Board Member Rocco Arcuri. All in favor.

Respectfully submitted,



Dolores Shaw, Secretary
Planning Board

dbbs