

**AGENDA  
PUBLIC HEARINGS**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of New Hartford, Oneida County, New York, will hold a Public Hearing at the Town of New Hartford Municipal Offices, 8635 Clinton Street (at The Orchards), New Hartford, New York, on Monday, June 24, 2024 to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, to address the following:

The application of Mr. Lawrence Spetts, 2 Davis Place, New Hartford, New York. Mr. Spetts is requesting to construct a 6' fence in the side and front yard. Residential fences shall not extend or be positioned forward beyond the frontmost point of a residential building. The proposed fence will be forward of the frontmost point of the building. Therefore, the applicant is seeking an Area Variance of approximately 26'± to construct this fence. Tax Map #328.012-3-6; Zoning: Medium Density Residential.

The application of Mrs. Olivia Sebastian, 201 Fairway Drive, New Hartford, New York. Mrs. Sebastian is requesting the addition of a new 10' x 12' shed on her property, which will be the third accessory structure. Chapter 118 Zoning Section 23 Additional Accessory Use Structures states there shall not be more than two accessory buildings or structures on a residential lot. Therefore, the applicant is seeking a quantity Area Variance to allow for this additional shed. Tax Map #317.015-1-46; Zoning: Low Density Residential.

The application of Utica Karen Baptist Church, 140 Clinton Road, New Hartford, New York. The applicant is in a Medium Density Residential zone on a corner lot of Clinton Road & Sycamore Drive as well as Sycamore and Tamarack Drive. The applicant is proposing a four (4) foot± tall chain link style fence along the western property line 412± feet from Tamarack Drive south to Clinton Road then turn east for 250± feet parallel to Clinton Road. Therefore, the applicant is seeking an Area Variance for a four (4) foot± tall chain link fence into the front yard area setback. Tax Map #328.019-1-4; Zoning: Medium Density Residential.

The application of Mr. James Salerno, 1910 Tilden Avenue, New Hartford, New York. Zoning: Low Density Residential. This application was tabled at the May 20, 2024 Zoning Board meeting. Mr. Salerno is requesting an Interpretation for a large scale solar energy system on vacant land to the rear of his property at 1910 Tilden Avenue. An Interpretation is needed as Local Law 118-74 states free standing or ground mounted systems shall not be permitted in residential districts; however, the Town's Schedule "A" shows that ground mounted, free standing energy systems/collectors are allowed in all zoning districts with an "SP" designation. An Interpretation is also needed on what an SP means as it is not listed in Schedule "A". The Code sections and schedules can all be found on the Town of New Hartford website [www.townofnewhartfordny.gov](http://www.townofnewhartfordny.gov) Tax Map #340.000-2-23.1; Zoning: Low Density Residential.

Randy Bogar, Chairman  
Zoning Board of Appeals  
Dated: June 14, 2024