

Village of New Hartford

PLANNING BOARD

BUTLER MEMORIAL HALL • NEW HARTFORD, N.Y. 13413

Phone: (315) 732-1147

PLANNING BOARD MEETING AUGUST 6, 2019

PLANNING BOARD MEMBERS PRESENT:

Chairman James Crumrine
Member Richard Fountain
Member Jennifer Logue

PLANNING BOARD MEMBERS ABSENT:

Member Barbara Goodman

VISITORS:

Al Roberts, Mary Beth Roberts, Bob Ellison – 115 Genesee Street, Dave Abinator – 22 Genesee Street

AGENDA:

- 1) Al Roberts, 115 Genesee Street, application for new building
- 2) Center Stage Pianos, 12 Genesee Street, sign application

Chairman Crumrine called the meeting to order at 6:30 pm.

Upon motion by Jennifer Logue, seconded by Richard Fountain the May 7, 2019 Planning Board minutes were approved as submitted. All voted in favor.

1) Al Roberts, 115 Genesee Street, application for new building

Al Roberts was present along with his engineer Bill Ellison from Zangrilli Engineering with all necessary information for a new building at 115 Genesee Street. The proposed use is a professional office building and multi-family dwelling.

The building will be located on the vacant lot behind the other building that is currently there. The building will have three floors. The first floor will be for office space and the second floor will be two-story apartments. There will be four apartments in the building. The apartments are approximately 1100 square feet each. The building is 435 square feet. The apartments will be handi-cap accessible.

Engineer Bill Ellison presented the stormwater plans for the property. It is designed to alleviate the amount of stormwater above and beyond that leaves the site. There are large fields for disbursement and it will go into an open area. A creek runs in the middle of the site which resulted in breaking it up into big and small detention basins. The Town has allocated property on Tibbitts Road to alleviate a lot of the problems for drainage. The engineer is working closely with Codes Officer Gary Schreppel regarding the stormwater.

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The building exterior will be plank siding and brick. It is very similar to the building that is there now. The building will have lighting on it and there are no plans for parking lot lighting yet. There will be cedar hedges around the building for privacy.

The parking lot will have one space for every 250 square feet as required. 25 spaces will be available.

The Planning Board has no objections to the plans for the new building.

Upon motion by Richard Fountain, seconded by Jennifer Logue, the Planning Board recommended approval of the application as submitted. The engineer and Mr. Roberts will meet with Codes Officer Gary Schreppel as needed. All voted in favor. Chairman Crumrine stated that the Village Board will give final approval on the plans on Monday, August 12, 2019 at 7:00 pm and it is recommended that they attend for any questions they may have.

2) Center Stage Piano, 12 Genesee Street, sign application

Doug Abinator from Center Stage Pianos was present with all necessary information for a sign application.

The sign is 4'8" x 144'. It is white background with black and red letters. It is the same sign that was used in New Hartford Shopping Center location. It was repainted. The sign has low voltage LED back lighting on it. The facade of the building has been patched.

Center Stage is partnering with a theatre group from the Uptown Theatre. They are splitting the space 50/50. There will be once a month productions there. Piano lessons will also be offered and there will be a voice studio.

The Planning Board informed Mr. Abinator he cannot have an internally lit sign. Mr. Abinator does not want to use the lighting that is there now. It is very dangerous and needs to be replaced. He feels this is more tasteful with lighting he is proposing and it is low powered LED lighting. It is the same type of sign that is used at the Old Wicker Mill and the Princess Shop at the New Hartford Shopping Center. They are not internally lit. It is a back lit sign. The lights would be on a timer and only be on in the winter from approximately 4 to 9 pm or so.

Chairman Crumrine recommended he put the sign up without lighting and would like an interpretation from Gary Schreppel and the Village Board on internally lit signs in our sign ordinance. The Planning Board agreed the LED lights are efficient and green components and are not neon. If not allowed, they will come up with a new external lighting plan.

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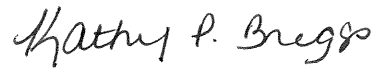
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Upon motion by James Crumrine seconded by Jennifer Logue, the Planning Board recommended approving the sign without lighting until a final determination is made from Village Board on the back lit lighting. All voted in favor.

The meeting was adjourned at 7:15 pm.

Respectfully submitted,



Kathy P. Briggs
Recording Secretary

