

# Village of New Hartford

## PLANNING BOARD

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

**PLANNING BOARD MEETING**  
**SEPTEMBER 2, 2014**

Phone: (315) 732-1147

### PLANNING BOARD MEMBERS PRESENT:

Chairman Scott Williams  
Member James Crumrine  
Member Richard Fountain  
Member Barbara Goodman  
Member James Spellman

**OTHERS PRESENT:** Zoning Officer Jonathan Purdy, DPW Superintendent Timothy Hughes

**VISITORS:** Salvatore Raspante and Vanessa Raspante – 13 Westwood Lane, Geoff Hillenbrand – Plumley Engineering

**AGENDA:** Jimmy John's Gourmet Sandwiches – 22 Campion Road, New Hartford – building and sign application

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

Upon motion by Richard Fountain, seconded by Barbara Goodman, the June 3, 2014 and July 1, 2014 minutes were approved as submitted. All voted in favor.

### **Jimmy John's Gourmet Sandwiches – 22 Campion Road, New Hartford – building and sign application**

Salvatore Raspante was present along with his Engineer Geoff Hillenbrand from Plumley Engineering with all necessary information for a building and sign application.

At the August 12, 2014 Zoning Board Meeting, a Special Use Permit was granted in the M-1 Zone for a drive-thru restaurant and a 7 ½ foot area variance on the north side of the property was granted.

The building is 33' x 50' (1650 square feet). There are 16 parking spaces on the side of the property. There will be a one-way sign for the drive-thru per Oneida County SEQR review.

Discussion was held on traffic issues that are already present on Campion Road. Another business could add to the traffic congestion in the area. The County DOT has made recommendations on the traffic in the area. The ingress and egress of the parking lot will not be a problem. Mr. Raspante stated that parking is not an issue and this business will not draw more traffic. The parking lot is an open planned area and there will also be access to open parking in Virkler's lot.

Internally lit signs are not allowed in the Village of New Hartford. Mr Raspante did not have a problem with this and said the signs will have gooseneck lighting over them shining down. The colors of awnings are a brown/black and the building is brick with red. The lettering is white with black trim and the lettering will be on the building. The lights go around the perimeter of the building and will only be lit

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during hours of operation. Hours will be 10:30 am to 10:30 pm unless there is a special event going on. Lights will be set on timers.

Discussion was held on the signs in rear of property. Mr. Raspante would like a sign facing Route 8 on a pole. This will be discussed at a later date. Also, stacked neon signs are not allowed in the windows. Shrubbery will be planted in the rear of property for a sound barrier. The trees will be cleaned up around property and landscaping will be done. They would also like to put tables in the rear of the property.

There is an easement on the property for 99 years at \$100 a month. Zoning Officer Jon Purdy requested a copy of the easement for our file.

There will be a dumpster in the rear of the property and it will be enclosed. Mr. Virkler also has a dumpster in the back he has said they can use.

Jimmy John's is a franchise. There are not any fried foods or open flames. It is an affordable, fast food restaurant with a variation of subs. High quality vegetables and meats are used. There is a limited menu. There will be 55 seats inside, booths, tables, and high tops. It will be handi-cap accessible.

Chairman Williams asked for any comments:

Superintendent Hughes does not have any issues with the plan. It is a good addition to the Village.

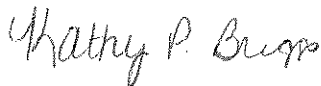
Member Barb Goodman feels the character of the Village is changing to be commercial. There is not any charm to the building but it is a clean look.

The Planning Board feels it will be an improvement to the Village.

Upon motion by James Spellman, seconded by James Crumrine, the Planning Board recommended approval of the signs and building as submitted, excluding the sign on the pole. All voted in favor.

The meeting was adjourned at 7:05 pm.

Respectfully submitted,



Kathy P. Briggs  
Recording Secretary