

# Village of New Hartford

## PLANNING BOARD

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

Phone: (315) 732-1147

### PLANNING BOARD MEETING NOVEMBER 12, 2024

#### PLANNING BOARD MEMBERS PRESENT:

Chairman James Crumrine  
Member Bernadette DiMeo  
Member Richard Fountain  
Member Jennifer Logue  
Member Barbara Goodman

**OTHERS PRESENT:** Mayor Donald Ryan, Attorney Gustave DeTraglia, Trustee Richard Sherman, Trustee Andrew Alesia, Trustee William Freiburger

**VISITORS:** see attached

**AGENDA:** 1) Antonio Cristiano – 27 Genesee Street, preliminary plans for offices, apartments, and parking  
2) Village Commons Hotel, 101 N. Butler Place, site plan review for hotel

Chairman Crumrine called the meeting to order at 5:00 pm.

Upon motion by James Crumrine, seconded by Bernadette DiMeo, the Planning Board approved the October 1, 2024 Planning Board Minutes. All voted in favor.

#### **1) Antonio and Frank Cristiano, 27 Genesee Street - preliminary plans**

Mr. Cristiano was present with plans for office space, a deli, and apartments for 27 Genesee Street. The final purchase on the building is not complete at this time.

They are proposing offices and a deli on the first floor and two apartments on the second floor. Plans as proposed look nice but there are some areas of concern as follows:

- 1) Discussion was held on parking. The parking is an issue for this building. Mr. Cristiano stated he has 20 parking spaces between his building and Lennon's Jewelers and that they share the parking lot.
- 2) Mr. Lennon stated he owns the whole lot. There is an easement and there is approximately 6 spaces on each side.

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PLANNING BOARD MEETING

PAGE 2

NOVEMBER 12, 2024

- 3) Mrs. Swartwout stated she was told by Savage Pizza that they bought the building and they are proposing plans.
- 4) Attorney DeTraglia stated that the building has been looked at many times and the second floor is not feasible for apartments. An engineer needs to look at it and determine if this is possible.
- 5) Proof of ownership is needed for the Planning Board to go any further.

Chairman Crumrine thanked Mr. Cristiano for coming and it was agreed to table the application until the building is purchased by Mr. Cristiano and a deed is received. There is a conflict of ownership on the building. Codes Officer needs to look at the plans also.

### **2) Village Commons Hotel, 101 N. Butler Place, site plan review for hotel**

Mr. Donald Ehre, Engineer, was present with site plans for Village Commons Hotel.

An environmental study and assessment was done on the property. The proposed site plan was presented as follows:

- 1) The lot is 2 ½ acres. All the concrete will remain and paved over. Most of it will not be physically disturbed. Only ¾ of an acre will be disturbed out of the 2 ½ acres.
- 2) Parking – They have 129 parking spaces. One space is needed for every hotel room. There will be 112 rooms so 112 parking spaces are needed. The small retail store on the bottom floor will need 3 additional spaces which brings it to 115 total spaces needed.
- 3) Access to site on Campion Road, North Butler Place. Egress will be through Byrne Dairy easement and emergency vehicles can enter through there.
- 4) Demolition plan was presented. Sidewalks are laid out. The concrete building will be demolished. The existing retaining wall will be rebuilt and detailed plans will be submitted at a later date. A structural engineer will be used for retaining wall.
- 5) Discussion was held on storm drain and sanitary sewer. The 5 foot wide storm drain will be rerouted. The existing sanitary sewer line will go out of Campion Road. A new sanitary sewer line has to be built. The 12" water main on Campion Road will be tapped into from

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

Phone: (315) 732-1147

PLANNING BOARD MEETING

PAGE 3

NOVEMBER 12, 2024

the 8 foot water main. This is for the Fire Department to use. The Mohawk Valley Water Board said this will improve the pressure and flow. It will have a sprinkler system. Catch basins will be installed to collect storm drainage adequately.

- 6) There will be a delivery entrance for drop offs and emergency vehicles.
- 7) Green space will be added in spots. There will be a sidewalk that goes up to the Village parking lot. Cedar trees 9 to 10 feet tall will be planted along the back hill to shield neighbors. Landscaping will be done. Existing chain link fence will be replaced with a vinyl fence.
- 8) Ramp and handicap accessible. There will be five handi-cap spaces.
- 9) Erosion control.
- 10) Lighting will be presented at later time. They will use 12 to 20 foot poles. Retaining wall will stop lighting in rear.
- 11) The hotel went from 95 rooms to 112 rooms because commercial space was removed from bottom floor. There will only be one commercial space on the bottom floor. There will not be any restaurants because it would not meet parking requirements.

Areas of concern:

Byrne Dairy is very busy. This will add more traffic.

Other Villages that have hotels in prominent areas are mostly Inns not four story hotels.

Suggested taking off the fourth floor and spread the footprint.

Design is not definite. Will come back at a later date with more detailed plans. They are going forward with funding. It will not be a PILOT.

Anyone can come into Village office and review plans at any time.

# Village of New Hartford

## PLANNING BOARD

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

Phone: (315) 732-1147

PLANNING BOARD MEETING

PAGE 4

NOVEMBER 12, 2024

Chairman Crumrine stated this is a tentative review. Superintendent Hughes and Fire Chief Bolanowski will need to review. The final plans will have to go to Oneida County for SEQR review. The Village of New Hartford will hire their own engineer to go over these plans also.

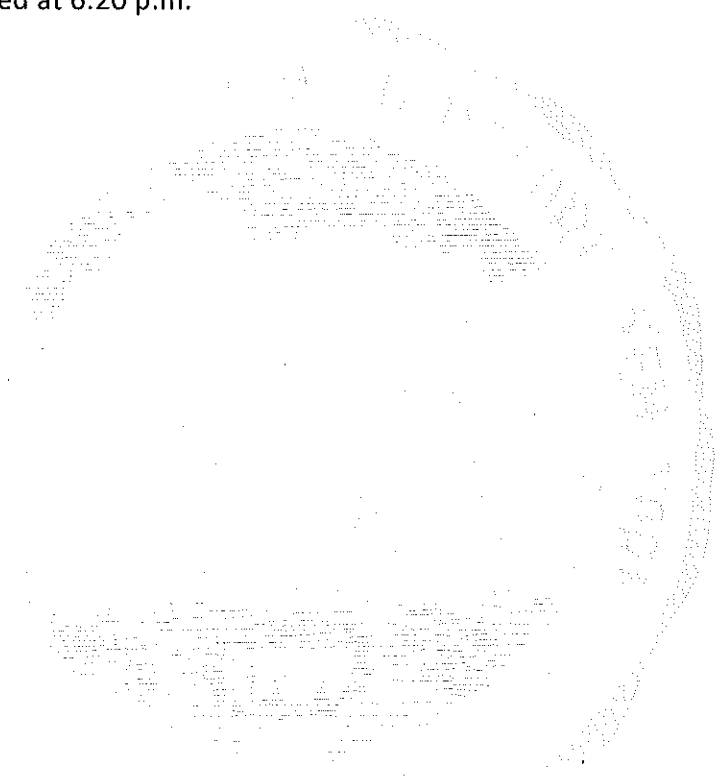
Upon motion by Chairman Crumrine, seconded by Barbara Goodman, the Planning Board recommended approval of conceptual site plan as submitted. All voted in favor.

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Kathy P. Briggs  
Recording Secretary



Visitors 11/12/24

<u>Name</u>	<u>Address</u>
Antonio	Cristiano
Nancy Meyer	18 Bohling Rd
Barbara Swartwout	82 Geneva Street
Jan Swartwout	82 Genesee Street
SCOTT HOLBROOK	11 WOODLAND RD,
Joseph Salerno	2034 Tilden Ave
Mike Kulik	6 Kensington Ct,
JOE FALCONE	1213 Pleasant St N.H.
DONALD EHRE	4 OXFORD CROSSING, N.H.
ANDREW ALESIA	42 <del>STORY</del> HARTFORD TERR, NH
Thomas Bolanowski	N H F D
Steve Leman	23 Genesee Street