

Village of New Hartford

PLANNING BOARD

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

Phone: (315) 732-1147

PLANNING BOARD MEETING SEPTEMBER 8, 2020

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

Member Barbara Goodman

OTHERS PRESENT: Codes Enforcement Officer Gary Schreppel, Trustee Richard Sherman

VISITORS: James Clifford, Attorney Cully, Jim Hagan – Hagan Architects

AGENDA:

- 1) Cliff's Local Market – 13-17 Genesee Street, building application for proposed convenience store and gas station**

Upon motion by Bernadette DiMeo, seconded by Richard Fountain, the Planning Board approved the following minutes:

March 3, 2020 and May 12, 2020

All voted in favor.

- 1) Cliff's Local Market – 13-17 Genesee Street, building application for proposed convenience store and gas station**

Architect Jim Hagan was present along with owner James Clifford from Cliff's Market and Attorney Cully to present plans for a proposed convenience store and gas station. There are two existing parcels which will be used. There is currently a gas station and mini market at 17 Genesee Street which is currently owned by James Clifford (17 Genesee Street Realty LLC) and the second parcel is Casa Too Mucha, 13 Genesee Street, owned by Patricia Rizzo which is currently a restaurant. Mr. Clifford is purchasing the Casa Too Mucha property pending approval of this building proposal.

There are gas pumps on the property presently which will remain. The existing convenience store and restaurant will be demolished. A new 4,572 sq. ft. convenience store will be built.

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This proposal will need a special use permit and for the gas station and it will need an area variance for height, front, side and rear yard to meet requirements. The building needs to be updated and the new store will provide added services to the community.

The following areas were discussed:

- A demolition permit will be needed. They are proposing to take the Casa Too Mucha building down in the Fall and the existing convenience store in the Spring.
- The parcel they are purchasing is in the B-1 District with a small parking area in R-T.
- The two driveways will be widened for fuel tanks. The parking will be a big improvement for customers. The circulation will be much easier for trucks, fuel tanks and for loading and unloading. There will be 25 parking spaces. Currently there are 15 parking spaces.
- The existing sidewalks will remain on Genesee Street and another sidewalk will continue to the rear of the property. Brick pavers will be added.
- New curbing will be installed.
- The light poles will be replaced and have LED fixtures. Lighting will be on canopy and and there will be soffit lighting on front of building.
- There will be dumpsters on the property with a gate around them.
- All landscaping will be complete.
- Drainage system will be rerouted and regraded. There is an onsite storm drainage system. The sewer and water will be reviewed with DPW Superintendent Tom Hughes. Codes Officer Gary Schreppel discussed the storm water drainage and elevations.
- The shape of the building is irregular because of the shape of the lot. The entrance to the building will be to the side. The exterior of the building will have arched windows, brick 4 ft. high on the building on store front, clapboard siding, and a mansard roof. The side facing the alleyway will be a solid wall of concrete block with a finish on it.
- Signs: 2 signs will be installed on building that are approximately the same size as the existing building signs. One will be on the front and one on the back. There will be graphics on the canopies. The signs are 25 sq. feet which is more than allowed with codes.
- They will be expanding services with the new store with a larger menu and more coolers. It will have an updated look which is needed.
- The Casa Too Mucha building will be removed from tax roll and reassessed as one based on the square footage and cost of the building.
- Traffic in the area should be the same, but with better traffic flow in and out of the property.
- Eliminate any outdoor music at night.

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- Questions raised whether Sear's gas station had a variance when it was built.

Chairman Crumrine stated that everything is satisfactory and there are not any issues with the application, but it will need to go to the ZBA for variances.

Upon motion by Richard Fountain seconded by Jennifer Logue, the Planning Board recommended approval of the concept and plans as submitted contingent upon the area variances and special use permit will be granted by the ZBA. All voted in favor.

The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Kathy P. Briggs

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Recording Secretary

