

Village of New Hartford

PLANNING BOARD

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

Phone: (315) 732-1147

PLANNING BOARD MEETING

APRIL 7, 2015

PLANNING BOARD MEMBERS PRESENT:

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

OTHERS PRESENT:

Zoning Officer Jon Purdy, Mayor Donald Ryan, Trustee Andrew Alesia, Trustee Richard Sherman, Trustee Dave Butler, Trustee John Grygiel, DPW Superintendent Tim Hughes, Scott Nicotera – Assistant Fire Chief

VISITORS: Thomas Madden, Jr., Christian Brunelle, Mr. Joseph Fariello

Agenda:

- 1) Byrne Dairy, 27-35 Campion Road – preliminary plans for retail and gas facility
- 2) St. John's Church Rectory, 64 Pearl Street – building application for food pantry
- 3) Other Business

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

Upon motion by James Crumrine, seconded by Richard Fountain, the January 6, 2015 minutes were approved as submitted. All voted in favor.

1) Byrne Dairy – 27-35 Campion Road – preliminary plans for retail and gas facility

Mr. Christian Brunette was present with preliminary plans for a retail and gas station. There are currently 52 of these facilities across New York State. The Byrne Dairy in New Hartford is an older model and one of the last to be upgraded. The existing Byrne Dairy will be sold or leased.

This property was rezoned Planned Development. Parcels 20, 37 and 38 were rezoned to Planned Development. They would like to split off 37 and part of 38 to build this retail and gas facility.

Discussions were held on the right of way on Campion Road. Would like to keep 30 feet more easement and it will be deeded with Talkeetna. Woodland Road is the 3rd right of way if needed. Lot lines will need to be adjusted.

There are currently 3 driveways on the site and it will have to be changed to 2 driveways. There are 30 or more parking spaces which is ample.

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The design of the building will be very similar to the Byrne Dairy in Whitesboro. Discussion was held on the design, dumpster, lighting and fuel tanks.

Preliminary plans for landscaping and signs were submitted. They are open to ideas for the landscaping. The Planning Board informed Christian that internally lit signs are not allowed. They proposed a community message board on the bottom of the sign but it is not allowed under our Zoning Ordinance. LED lights "Dark Friendly Sky" will be used. Recessed canopy lighting can be used. Engineering plans will be submitted at a later date for lighting. Further review on lighting and signage will be done.

Storm water: 100% impervious. Superintendent Hughes will meet with them to discuss storm water.

The railroad tracks are owned by Mr. Madden and will be ripped up.

Woodland Road residents have always been concerned with noise and lighting on that property.

It is a great fit for New Hartford and Byrne would like to stay in the Village. This facility should not bring any more traffic in to the area. It will get the existing traffic that is there now. The speed limit is 30 mph and there is great visibility. The hours of operation are 24 hours 365 days a week.

Mr. Madden is concerned with acknowledgement of 30 foot easement and needs legal access to subdivide property. The apartment complex may still happen. If it does not happen something else has to happen on the rear property.

Upon motion by James Crumrine, seconded by Barbara Goodman, the Planning Board recommended approval of the concept of the retail and gas facility for Byrne Dairy. It will need a special use permit to move forward. All voted in favor.

2) St. John's Rectory – 64 Pearl Street

Mr. Joseph Fariello was present to discuss a food pantry at the convent for St. John's Church. There are 71 families that utilize the food pantry in Clarks Mills. Village Point Apartments has several residents who go to the food bank. The food bank would serve New Hartford, Chadwicks and Sauquoit. The church feels that the convent is a great space for this. There will be access at the rear of the building. Parking would be in the church parking lot across the street.

The distribution would be one day a month for 3 to 4 hours. Deliveries will be on Mondays anytime between 8:30 am and 12:30 pm. It will only take 15 minutes to unload the trailers.

The first six months the food pantry will be run by donations and then they can apply to the Food Pantry after the six months. There are income requirements.

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Temporary signs will be needed to be used on the days of distribution.

Concerns by the Planning Board:

- 1) Deliveries are going to be a problem with tractor trailers getting down Sherman Street and Pearl Street.
- 2) Parking is an issue. There is a lot of activity going on at St. John's during the week and on weekends. There is no parking on the convent side of the street on Pearl Street. This is already a very congested area.
- 3) Neighbors
- 4) Hand-cap accessibility
- 5) Lighting
- 6) Religious education held after school.
- 7) Is this an allowed usage for R1?
- 8) Would like the neighbors to be invited to a meeting to be made aware of this.

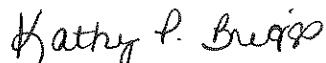
Trustee Grygiel does not feel parking is an issue. The Senior Center and Nursery School is done by 1 pm every day. Deliveries can be made anytime and it only takes 15 minutes to unload.

Zoning Officer Jon Purdy does not feel they need to meet requirements for handi-cap accessibility. The ingress and egress are okay like it is. Food can be brought out to people that are handi-capped or delivered to their homes.

The Planning Board feels this is a great idea but an alternate site may be better. The Planning Board recommended sending this to the Village Board for a public hearing. Advised Mr. Fariello to come up with a more definite plan on hours of operation, pickup and delivery, entrances, and exits. All voted in favor.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Kathy P. Briggs
Recording Secretary