

# Village of New Hartford

## PLANNING BOARD

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

**PLANNING BOARD MEETING  
AUGUST 2, 2016**

Phone: (315) 732-1147

### PLANNING BOARD MEMBERS PRESENT:

Chairman James Crumrine  
Member Richard Fountain  
Member Jennifer Logue  
Member Barbara Goodman  
Member James Spellman

### OTHERS PRESENT:

Jan Swartwout – Zoning Board Member

**Visitors:** E. Hyde Clarke – Young, Sommer, Ward LLC, Kris Boyce – Pyramid Network Services, Evon M. Ervin - MVCAA, Sheila Nova - MVCAA

**Agenda:**

- 1) Mohawk Valley Community Action, 64 Pearl Street, building application for temporary shelter for youth
- 2) Upstate Cellular Network dba Verizon Wireless, 34 Genesee Street, building application to install wireless communications and antennas on roof
- 3) Mallard Brook Lane extension subdivision for the Town of New Hartford

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

Upon motion by Jennifer Logue, seconded by Barbara Goodman, the February 2, 2016 and April 5, 2016 minutes were approved as submitted. All voted in favor.

#### **1) Mohawk Valley Community Action – 64 Pearl Street, building application for temporary shelter for youth**

Evon Irvin, Director of MVCAA and Sheila Nova were present from MVCAA. Presently they are using 64 Pearl Street as offices and would like to open up a shelter there for the youth. This is the old St. John's Convent that has been empty for many years.

The center is for basic needs. There is a 24 hour crisis hotline for youth. It will have 6 beds. Most youths are there for 21 days maximum. There are several different reasons a child may be there, medical reasons, mental health issues, or conflict with family. The main goal is to reunite youth with their family or other programs if needed. Most referrals are received through the hotline. The State has several issues that must be resolved before it can be opened.

The hotline has been in existence for the last 20 years and a grant was received to open this center. It opened in October of last year and the actual shelter is not operating yet.

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The center will only be in this location for 6 months and then it will be moving to a new location. It will be open 24 hours a day. Each child in the center will go to their own school district.

Concerns that the Planning Board have are:

- It is in a R-1 district. There have been negative comments from residents and are concerned for their safety.
- There are several items the State is requesting be done before this center can be open including fire alarms systems and lead piping.
- Police involvement and concerns with families showing up there with anger problems.

The Grant money received will be used to meet the State requirements and they will have to be satisfied first before the Center can be open.

After discussion, the Planning Board unanimously agreed that this is not an allowed use in an R-1 District. A special use permit will be needed by the ZBA and the neighbors will be invited to the hearing also. The Fire Department, Police Department, and Codes will need to give their recommendation on this special use for this facility. The Planning Board agreed in concept on this use, but referred it to the ZBA for a variance.

## **2) Upstate Cellular, dba Verizon Wireless, 34 Genesee Street – building application for installation of antennas and equipment**

Hyde Clarke, Attorney for Upstate Cellular was present along with Kris Boyce from Pyramid Network Services. They are proposing the installation of antennas and equipment on the roof top at 34 Genesee Street which is Pavia's building (Sammy's Café).

The building is 35 feet tall and with the antennas it will be 45 feet tall. There will be 12 antennas on the roof with 4 in each sector. All the equipment will be located on the 2<sup>nd</sup> floor.

Six different buildings on Genesee Street were looked at by engineers for the location of these antennas. Butler Hall, 48 Genesee Street, was one of them. They concluded that the best location is 34 Genesee Street. Anytime an existing building can be used it is a win-win situation. Verizon is not providing enough coverage in New Hartford and they are trying to add areas. These antennas will only be used by Verizon.

Discussion was held by the Planning Board. There are concerns:

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- These antennas are going to be big. It does not fit in the Village appearance for aesthetics.
- Are the antennas flush with the building or are they set back?
- The Village of New Hartford should be benefitting from the income from these antennas. Why is Butler Hall not being used or an area in our Village, e.g. the Village Parking lot? Butler Hall is only three buildings down from where they are being placed. Would like to see the comparison on the buildings and how much difference there would be in the coverage.
- Visibility is an issue. This building was improved greatly a few years ago. This could change the appearance.
- Attorney Clarke said he has not heard from our Codes Officer as to whether these antennas are allowed. Our codes only allows one antenna per building.
- Would like to see a picture of the actual antennas and how it would look on the roof.

The Planning Board agreed to table the application until further information is received and reviewed. Must have a determination from Codes as to whether this is allowed. Other things to consider is to move it back on the building, and would like the comparison on Butler Hall to see if it is a possibility for the Village of New Hartford.

The application was tabled until the September 6, 2016 Planning Board Meeting.

### 3) Opinion on Extension of Mallard Brook Lane for the Town of New Hartford

The Town of New Hartford submitted a proposal from William Virkler to do an extension of Mallard Brook Lane for a sub-division. It will have 10 new residential partials. It would be used for 20 duplex houses.

The Planning Board agreed this is a great idea for this area. As long as it meets all requirements environmentally and stormwater management.

The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Kathy P. Briggs  
Recording Secretary