



TOWN of NEW HARTFORD

CHAIRMAN
N. Joseph Yagey

VICE CHAIRMAN
Hans G. Arnold

EXECUTIVE SECRETARY
Dolores B. Shaw

COUNTY of ONEIDA

PLANNING BOARD

111 NEW HARTFORD STREET, NEW HARTFORD, NEW YORK 13413
OFFICE: (315) 724-4300 ext 2
FAX: (315) 724-4323

Board Members

Jerome F. Donovan
Robert A. Imobersteg
Ronald C. Morelle
Peggy Rotton
Tim Tallman

February 8, 2006

To: Hans Arnold, Planning Board Member

From: N. Joseph Yagey, Chairman/Planning Board *N. Joseph Yagey*

Re: Your Letter of February 6, 2006
Middle Settlement Road and Business Park Projects

Attached is a memorandum to Kurt asking for his assistance in addressing the items in your letter of February 6, 2006 regarding the Middle Settlement Road project and the Business Park project.

I agree with you that the items you have outlined are important and would be very helpful to the Planning Board as we do this analysis. Hopefully, Kurt can get some of these answers or address some of these issues prior to our final review of those plans.

NJY:db
Attach.



TOWN *of* NEW HARTFORD

COUNTY of ONEIDA

PLANNING BOARD

111 NEW HARTFORD STREET, NEW HARTFORD, NEW YORK 13413
OFFICE: (315) 724-4300 ext 2
FAX: (315) 724-4323

CHAIRMAN

N. Joseph Yagey

VICE CHAIRMAN

Hans G. Arnold

EXECUTIVE SECRETARY

Dolores B. Shaw

Board Members

Jerome F. Donovan
Robert A. Imobersteg
Ronald C. Morelle
Peggy Rotton
Tim Tallman

February 8, 2006

To: Kurt L. Schwenzfeier, AICP
Town Planner

From: N. Joseph Yagey, Chairman/Planning Board *NJY*

Re: Letter from Hans Arnold/Planning Board Member

Attached is a letter I received from Hans Arnold, Planning Board Member, regarding issues for the Middle Settlement Road development and the Business Park development. Hans is raising some interesting questions regarding these two (2) developments and that total area that we will be reviewing.

He has requested that our Town Staff take a look at the items that he has outlined and try, as best as possible, to get answers to some of those items. This may require both outside research and possibly outside resources to help come up with some of the solutions. If outside resources are necessary, please let me know so I can get the proper authorization for such expenditures.

As these developments are on the table right now, we need to get as many answers as possible as soon as possible. Please keep me informed on your progress on these items and let me know if I can be of any assistance to you and the Staff regarding the letter.

NJY:dbs
Attach.

2/6/06

Joe Yagey, Chairman
New Hartford Planning Board
220 Campion Road
New Hartford, NY 13413

Dear Chairman Yagey:

As I've reflected on the large projects now before the Planning Board, I believe we may need and may benefit from a focused analysis and recommendation from the Town Planner and the Town staff. The COR development seems relatively straightforward, however there are significant issues to resolve such as the advisability of requiring a public road off Middlesettlement and the coordination of its alignment relative to the adjacent planned business park. Also, the provision of a pedestrian/bike trail and open space are important.

I think the business park proposal by Larry Adler is a great idea and a good location. I think the extension of Woods Road to a new intersection with NYS 840 is a good and necessary idea.

I hope you can arrange for the Town Planner and staff to complete the following analysis:

1. What is an appropriate public right-of-way width for the road we've discussed off Middlesettlement through the COR and Adler developments? It would seem logical that it should be wide enough to allow turning lanes for access points to future businesses.
2. What is the best alignment for this road?
3. Should a public pedestrian/bike trail be within this ROW or separate?
4. How could such a trail on the Southwest side of NYS 840 be linked to the Rayhill Trail on the Northeast side of NYS 840?
5. Can some of the existing orchards be preserved as open space with the Adler development in particular (not maintained as commercial orchards, but left alone to evolve in a natural vegetative succession)?
6. Can the existing woodlands in the Adler development area be preserved to the greatest extent possible? I believe this would create a much more attractive business park environment.
7. Should the proposed phase 1 development near the intersection of Woods Road and NYS Route 5 have access from Woods Road or Route 5?

8. How does the current conceptual business park site plan (Adler) compare to the plans developed by the Town several years ago with respect to the number of buildings, square footage of buildings and parking, types of uses, amount and configuration of open space, relationship to 840, and projected traffic characteristics?
9. Does the project review work and the work done for compliance with the State Environmental Quality Review Act (SEQRA) for the Town proposed business park eliminate or modify the need for additional action under SEQRA at this time?
10. What is the implication of recent developments with the Oneida County Wastewater Treatment system (potential development moratorium until storm water inflow and infiltration problems are resolved) and the Mohawk Valley Water System (potential moratorium pending resolution of the question on the volume of water available to the Water Authority)?

These are obviously just threshold questions and not intended to be comprehensive. However, I think it is important to have the Town Planner and staff begin their analysis to address these and other questions. If you agree, I am hopeful you will make arrangements for the Town Planner and staff to complete the work.

Thank you in advance for your consideration.

Sincerely,

Hans G. Arnold
Planning Board Member
107 Paris Road
New Hartford, NY 13413