



TOWN of NEW HARTFORD

COUNTY of ONEIDA

DEPARTMENT OF PLANNING

111 NEW HARTFORD STREET, NEW HARTFORD, NEW YORK 13413

OFFICE: (315) 724-4300 ext 5

FAX: (315) 724-4323

Town Supervisor
Earle C. Reed

Town Planner
Kurt L. Schwenzfeier, AICP

September 28, 2007

Lawrence R. Adler
New Hartford Office Group, LLC
6007 Fair Lakes Road, Suite 100
East Syracuse, New York 13057

RE: The New Hartford Business Park
NYS Route 840, NYS Route 5, and Woods Road

The proposed Project is located within the Business Park District. Section 118-41.3 of the Town Code provides that Staff shall have final approval authority concerning proposed projects by new or existing Park occupants. Staff shall have the authority to approve, approve with modifications or disapprove any plans and specifications submitted to the Town of New Hartford for the business park.

Further, Section 118-41.10 (Exceptions and Modifications) provides that modifications are allowable and authorizes Staff to make such modifications. Staff may modify requirements of this district when such modification is consistent with the requirements of the Business Park District and the town's Comprehensive Plan.

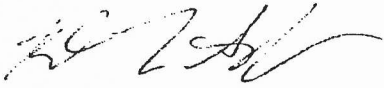
Staff has reviewed the site plan submission for The Hartford and has approved the plan subject to the following comments, which are in response to the items listed in your e-mail and per meetings with Matt Napierela and yourself.

1. Staff has accepted the location of the building. The maximum setback is mitigated by having 2 frontage roads.
2. Staff has accepted the building height proposed.
3. Painting roof top units (RTU, s) is accepted as an alternative to building screens.
4. Entrances at East and West end will be changed to 50' radii.
5. Sidewalks to be provided running with (East to West) of property. A 6' sidewalk/bicycle path to be provided from main entrance to building.

6. Staff is willing to approve The Hartford's National Signage Criteria for the building sign (including The Hartford logo) and monument signage.

Please call if you have any questions.

Sincerely;



Kurt L. Schwenzfeier, AICP
Town Planner

Cc: Planning Board File



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
207 GENESEE STREET
UTICA, NY 13501
www.nysdot.gov

MICHAEL A. SHAMMA, P.E.
REGIONAL DIRECTOR

TRAFFIC, SAFETY & MOBILITY GROUP (315) 793-2455

ASTRID C. GLYNN
COMMISSIONER

November 14, 2007

Mr. James E. Emerick
Napierala Consulting
110 Fayette Street
Manlius, NY 13104

RE: The Hartford Insurance Project
The New Hartford Office Park
Woods Highway and Route 840
Town of New Hartford
Oneida County

RECEIVED
NOV 16 2007
Town of New Hartford

Dear Mr. Emerick:

We have reviewed your site plan and the drainage report for the subject project. The Department has the following comments concerning this project:

- Please add the existing drainage features that exist within the State right-of-way to clarify flows beyond the subject project.
- Due to the steep conditions at the proposed outlet of the 18 inch pipe onto the State right-of-way, a light stone channel should be added to the base of the existing berm with a stone receiving pad at the bottom.
- The parking lot is shown in close proximity of our existing right-of-way fencing. Snow plowing operations will be difficult with the parking lot layout shown. We are concerned that the right-of-way fencing will be damaged since no buffer was incorporated into the design. Damage to the fencing will require replacement in kind.

If you have any questions, please feel free to contact me at 315-793-2356.

Sincerely,

Kenneth Andela, P.E.
Regional Permit Coordinator
Regional Transportation System Operations Group

cc: Mike Murphy, Resident Engineer, Oneida County East
Steve Zywiak, Regional Design Engineer
Ms. Dory Shaw, Secretary, Town of New Hartford Planning Board