

**JOINT MEETING OF THE  
PLANNING AND ZONING COMMISSION (REGULAR MEETING)  
AQUIFER PROTECTION AGENCY (SPECIAL MEETING)**

**AGENDA - AMENDED  
WEDNESDAY, JULY 8, 2015 – 7:00PM  
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

**ALL AGENDA ITEMS FOR PLANNING AND ZONING COMMISSION  
UNLESS OTHERWISE NOTED**

**1. PUBLIC HEARINGS:**

- A. J&S Enterprises, Inc. – Special Exception – Map 44A – Block 114 – Lot 002 – 443 Main Street – Demolish and Rebuild Existing Gas Station / Repair Facility to Gas Station with Convenience Store / Drive-Through. Special Exception / Hearing is for Drive-Through portion only.
- B. Kenneth & Barbara Krohner/Applicant – Barbara J. Krohner/Owner – Sand and Gravel Removal Application/Renewal – Map 043 – Block 013 - Lot 021 – 97 Main Street (rear).
- C. LePore & Sons, LLC – Map –2 – Block –2 – Lot 11-12 – Ramstein Road – Special Exception to allow an Open Space Subdivision Modification – changing from 7 to 9 Lots
- D. New Hartford Market Place LLC – Subdivision Application – Map 044 – Block 013 – Lot 020 – 183 Main Street – 5 Lot Subdivision

**2. PENDING APPLICATIONS:**

- A. J&S Enterprises, Inc. – Special Exception – Map 44A – Block 114 – Lot 002 – 443 Main Street – Demolish and Rebuild Existing Gas Station / Repair Facility to Gas Station with Convenience Store / Drive-Through. Special Exception for Drive-Through.
  - 1. **Aquifer Protection Agency** to discuss and possibly vote on issuance of a permit to install new tanks and build facility. .
  - 2. **Planning and Zoning Commission** to discuss and possibly vote on Special Exception for drive-Through.
  - 3. **Planning and Zoning Commission** to discuss and possibly vote on Site Plan Approval for the construction of the gas station / convenience store.
- B. Kenneth & Barbara Krohner/Applicant – Barbara J. Krohner/Owner – Sand and Gravel Removal Application/Renewal – Map 043 – Block 013 - Lot 021 – 97 Main Street (rear).
- C. LePore & Sons, LLC – Map –002 – Block –002 – Lot 11-12 – Ramstein Road – Special Exception to allow modification of Open Space Subdivision and modification of previous subdivision approved
- D. New Hartford Market Place, LLC – Subdivision Application – Map 044 – Block 013 – Lot 020 – 183 Main Street – 5 Lot Subdivision
- E. Allan R. Borghesi/Applicant – New Hartford Market Place/Owner – Site Plan Approval – Map 044 – Block 013 – Lot 020 – 183 Main Street – Construct a 20,000 Sq.Ft. Warehouse.

3. NEW APPLICATIONS:

- A. Zahnradfabrik, LLC – Site Plan Review – Map 038 – Block 134 – Lot 003 – 120 Industrial Park Road – Add 13 +/- Parking Spaces in Moving Accessible and Visitor Spaces Toward the Front Door, Add Sidewalk to Employee Entry, Replace Lights in Parking Lot, Replace Sign.
- B. PNL Nutmeg, LLC – Special Exception - Map 044 – Block 013 – Lot 17A-17F – 283 Main Street - To add one monument sign no Greater Than 90 Sq. Ft. (to allow 2 total) and two traffic directional no greater Than 12 Sq. Ft.

4. APPROVAL OF MINUTES (BOTH PLANNING AND ZONING AND AQUIFER PROTECTION)

5. ZONING ENFORCEMENT OFFICER'S REPORT.

6. CORRESPONDENCE

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION

- A. Discuss Plan of Conservation and Development.

Respectfully Submitted,

Steven Sadlowski  
Land Use Administrator