



Town of Newfield Planning Board

Meeting Minutes
September 1, 2021

Opening

The regular meeting of the Town of Newfield Planning Board was called to order by Jim Haustein at 7:00 PM at the Newfield Town Hall.

Present

Planning Board: Chairman Leo Tidd, Randy Brown, Justin Chandler, Brenda Lapp, Jim Haustein; Town Board: Mike Allinger.

Privilege of the Floor

No items of discussion.

Approval of Minutes

- The August 4, 2021 Minutes were reviewed and approved.

Open Issues

Newfield Hamlet Revitalization Plan (NEWHARP)

Leo Tidd and Jim Haustein previously had a Zoom call with Michael Tomlan, Professor, Director of Historic Preservation Planning at Cornell regarding a possible internship for a Cornell student to help facilitate work on the Hamlet Revitalization Plan moving forward. The Planning Board must first provide a position description, being specific about what we envision the intern's responsibilities will be. Leo Tidd provided a draft position description which was reviewed. **ACTION ITEM:** Jim Haustein to incorporate comments into the draft position description and forward to Leo Tidd for transmittal to Michael Tolman.

Randy Brown wants to ensure that Kevin Berggren is in the loop on any activities associated with NEWHARP. Randy Brown also would like to get the Town Beautification Committee involved for certain aspects of the project.

Solar Law

A final draft of the revised solar and battery storage law was provided to the Town Board. The public hearing for this item is scheduled for September 23. A PowerPoint presentation for the public hearing had been prepared by the Planning Board and was



reviewed. ACTION ITEM: Jim Haustein to incorporate comments into the PowerPoint presentation and forward to the Town Supervisor.

New Business

Site Plan Reviews/Subdivision Applications

No new site plans or subdivision applications were received during August 2021; no site plans or subdivision applications are currently under review.

Review of Building Permits

The Planning Board had no concerns or comments on any of the Building Permits issued during August 2021.

Right to Farm Law

There is renewed interest in the Planning Board to consider the notion of a “Right to Farm” law for Newfield. The benefits of such need to be determined prior to make any recommendation to the Town Board. ACTION ITEM: Jim Haustein to compile a list of “Right to Farm” law benefits; this will be forwarded to the Town Board. If there is interest on the part of the Town Board, the Planning Board will work with the Town Board to develop a “Right to Farm” law for Newfield.

Miscellaneous

Training Reminder

Planning Board members were reminded of the four hours of required training that needs to be completed in 2021.

Cannabis Dispensary and On-Site Consumption Licenses

Under the provisions of the New York Marijuana Regulation & Taxation Act (MRTA), adult-use cannabis possession and use by adults 21 years of age is legal. Municipalities have a December 31, 2021 deadline to pass a local law to opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses.

If a municipality does not opt-out by December 31, 2021, the municipality will be unable to opt-out at a future date. However, if a municipality does opt-out, the municipality may, later, opt back in to allow either, or both, adult-use cannabis retail dispensaries or on-site consumption licenses by repealing the local law which established the opt-out prohibition.



Following discussion, Randy Brown made a motion that the Planning Board make a recommendation to the Town Board that the Town Board pass a local law to opt out of allowing both cannabis retail dispensaries and on-site consumption licenses within the Town of Newfield. Vote: Aye = Randy Brown, Justin Chandler, Jim Haustein, Brenda Lapp. Abstain = Leo Tidd. Motion passed. ACTION ITEM: Jim Haustein to draft recommendation letter.

Wireless Facilities Law

The Planning Board was made aware of possible implications of the “5G Rollout” of wireless facilities to local laws. ACTION ITEM: Jim Haustein to compile a list of some representative State and Federal wireless facilities law provisions which may be applicable to Newfield. The Planning Board will evaluate such and determine if further analysis is needed or if an updated wireless telecommunications tower law is warranted.

Agenda for Next Meeting

- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Newfield Hamlet Revitalization Plan
- Update on Solar Law
- Right to Farm Law
- Wireless Facilities Law
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Justin Chandler and seconded by Randy Brown. The meeting was adjourned by Jim Haustein at 8:22 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, October 6, 2021 at the Town Hall. The meeting will also be hosted on Zoom.

Submitted by Jim Haustein