



## **Town of Newfield Planning Board**

Meeting Minutes  
May 4 2022

### **Opening**

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

### **Present**

Planning Board: Chairman Leo Tidd, Vanessa Greenlee, Justin Chandler, Brenda Lapp, Jim Haustein; Town Board: Michael Allinger; Town Code Officer: Alan Teeter; Sciarabba Engineering: Andy Sciarabba; Tatum Engineering: Brendan Mangino; Sperling Studios: Josh Sperling; Other: Michelle Henry.

### **Privilege of the Floor**

No items of discussion.

### **Approval of Minutes**

- The March 2, 2022 minutes were reviewed and approved with minor editorial revision.
- The April 6, 2022 minutes were reviewed and approved.

### **New Planning Board Member**

The Town Board appointed Vanessa Greenlee to assume the Planning Board position previously vacated Randy Brown which runs through May 8, 2025.

### **New Business**

#### *Sperling Studio*

Andy Sciarabba discussed the Site Plan Review application submitted by Sperling Studios for a new artist workshop located just north of 1489 Elmira Road.

Josh Sperling currently is working out of Ithaca. The new workshop will be approximately 12,000 square feet and accommodate about ten employees. There will be no direct sales from the building location; traffic in and out of the facility will be minimal. The building will be set back from Route 13 to take advantage of the view to the east.



Engineering plans submitted along with the Site Plan Review application include focus on topographical considerations (some changes to the original building and driveway location have been made), septic is sized for 25 people (500 gallons/day; has been designed by the Tompkins County Health Department), 16 parking spaces. The parking area has extra asphalt area so that a semi-truck can pick up items quarterly (extra space could accommodate more parking). This will be a manufacturing facility, not a retail site.

Check dams in swales will be permanent. There is a Newfield water district line across Route 13 and discussion is in progress with Kevin Berggren regarding bringing the line across Route 13 using directional drilling.

The top of the building is at 980 feet elevation, which is about 30 feet less than the roadway. Exterior lighting will be building mounted and dark-sky compliant. Site disturbance will be approximately 4.9 acres. Preliminary drawings have been sent to NYSDOT for review of the driveway onto Route 13.

The project is consistent with the Newfield Comprehensive Plan in that it avoids disturbance of environmentally sensitive areas, maintains rural character, maintains valley views and the building is located away from neighboring properties.

Leo Tidd made a motion that the Site Plan application was complete; Jim Haustein seconded the motion and the Planning Board voted unanimously that the application was complete, and the review and approval process could commence. ACTION ITEM: Leo Tidd to submit paperwork to the County for GML 239 review.

#### *Dollar General Store*

The Planning Board has submitted an Advance Deposit Agreement to GBT Reality to create an Escrow Account for consulting fees to review the Site Plan, with particular focus on the property adjacency to a flood zone (or within the flood zone according to the proposed FEMA updated flood zone maps).

Two engineering firms have been considered for the work have been considered by the Planning Board: T. G. Miller and Barton & Loguidice. Based on a summary of qualifications received by the Planning Board, Barton & Loguidice appears to have more experience with stormwater management. Leo Tidd made a motion and Brenda Lapp seconded to engage Barton & Loguidice for consultant services, contingent on the Dollar General work moves forward.



*Site Plan Reviews/Subdivision Applications*

Except for the Site Plan for Sperling Studio, no new site plans or subdivision applications were received during April 2022; 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 April 2022.

**Open Issues**

*Newfield Hamlet Revitalization Plan (NEWHARP)*

Cornell University student work by Jaein Lee and Jake Scherer on the project is now complete. Leo Tidd and Jim Haustein are working with T. G. Miller on developing engineering drawings for the main Hamlet intersection. This will be reviewed with the Town Highway Department prior to further work.

**Miscellaneous**

No items of discussion.

**Agenda for Next Meeting**

- Newfield Hamlet Revitalization Plan
- Review of Site Plan and Subdivision Review Applications Received
  - Sperling Studio
  - Dollar General Site Plan Review
- Review of Building Permits
- Miscellaneous

**Adjournment**

A motion to adjourn the meeting was made by Vanessa Greenlee and seconded by Jim Haustein. The meeting was adjourned by Chairman Leo Tidd at 7:43 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, June 1, 2022 at the Town Hall. The meeting will also be hosted on Zoom.

Submitted by Jim Haustein