



Town of Newfield Planning Board

Meeting Minutes
June 3, 2020

Opening

The regular meeting of the Town of Newfield Planning Board was called to order by Chairman Leo Tidd at 7:01 PM. The meeting was held virtually via ZOOM.

Present

Planning Board: Chairman Leo Tidd, Vice Chairman Jacob Marnell, Brenda Lapp, Jim Haustein (Randy Brown – Absent); Town Board: Mike Allinger; Code Officer: Alan Teeter; Midstate Basement Authorities: Adam Coyle, Eric Leach; Community Member: Rod Heffron.

Privilege of the Floor

No items of discussion.

Approval of Minutes

The May 6, 2020 Minutes were reviewed and approved.

Newfield Hamlet Revitalization Plan (NEWHARP)

The Planning Board has been investigating possible grant opportunities for a Hamlet revitalization.

Design Connect Application Status

The Planning Board previously applied for a Cornell Design Connect project. The purpose of the proposed project is to develop a plan to encourage a walkable, attractive, vital hamlet downtown. The Cornell Design Connect project has accepted the Planning Board's application and work should begin during the Fall 2020 semester.

Covered Bridge Market Environmental Study – NY Main Street Program

Randy Brown and Jim Haustein previously met with Ron Heffron regarding interest in the Planning Board submitting a New York State Main Street Program Technical Service Grant for an environmental study of the Covered Bridge Market property. Generally, applications for grants were due in July; however, to date, no announcement has been made this year regarding the schedule for submitting applications. Ron Heffron indicated he would contact Jim Haustein with possible dates/times for a second meeting



on the topic. There will be definite synergies with the Design Connect project work mentioned above.

Mike Allinger advised that Kevin Berggren (Newfield Highway Superintendent) should be kept in the loop on this activity.

Open Issues

Status of Town Board Action on Subdivision Review Law Proposed by the Planning Board

Mike Allinger indicated that the legal review was completed without comment for the “Subdivision Control Regulations for the Town of Newfield, New York” document (also known as the “Subdivision Review Law”). This was previously authored by the Planning Board. A public hearing will be required prior to this document becoming a Town Law. ACTION ITEM: Jim Haustein to create a PowerPoint presentation for the public forum; this document will be provided to the Planning Board and Town Board for review prior to any public hearing.

New Business

Site Plan Reviews

- 1143 Elmira Road Building- Midstate
 - Midstate Basement Authorities, Inc. proposed to construct (1) a 40’ x 100’ secure storage building at 1143 Elmira Road (NYS State Route 13) in Newfield to provide a secure storage capability for vehicles and equipment and (2) a 12’ x 77’ additional storage area on the backside of an existing one story building. Both would occupy an area on the property currently used for parking and covered storage.

The Newfield Planning Board voted unanimously to approve the site plan application. Also, the Planning Board reviewed the applicant’s Short Environmental Assessment Form (EAF) and a Negative Declaration was made.

This site plan review is thus approved; a letter to applicable regarding this approval will be forthcoming.

- Possible Development Across from Valley Manor



- The Planning Board was made aware of excavation work and a possible development activity on a property located on the corner of Depot Road and West Danby Road (34/96) across Valley Manor (property Tax ID 5.-1-12.22) Alan Teeter advised that the owner of the property had suddenly passed away and further details as far as possible development of the property is not known. No further action on the part of the Planning Board is needed at this time.

Review of Building Permits

The Planning Board had no concerns or comments on any of the Building Permits issued during May 2020.

Miscellaneous

Use of Microsoft Teams; Historical Planning Board Files

Moving forward, the Planning Board will use Microsoft Teams as a document repository. Jim Haustein previously received Planning Board files from Nancy Dolge, who was a prior Planning Board Chair. Relevant documents were scanned and archived onto Teams. Additionally, future Planning Board meeting handouts will be scanned and copied to Teams.

Agenda for Next Meeting

- Newfield Hamlet Revitalization Plan (NEWHARP)
 - Design Connect Application
 - Covered Bridge Market Environmental Study
 - Miscellaneous
- Subdivision Law
- Review of New and Existing Site Plans Received
- Review of Building Permits
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Leo Tidd and seconded by Brenda Lapp. The meeting was adjourned by Chairman Leo Tidd at 7:42 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, July 1, 2020. Venue (via ZOOM or at the Town Hall) to be determined.

Submitted by Jim Haustein