



Town of Newfield Planning Board

Meeting Minutes
October 7, 2020

Opening

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

Present

Planning Board: Chairman Leo Tidd, Vice Chairman Jacob Marnell, Randy Brown, Brenda Lapp, Jim Haustein; Town Supervisor: Mike Allinger; Code Officer: Alan Teeter.

Privilege of the Floor

No items of discussion.

Approval of Minutes

The September 2, 2020 Minutes were reviewed and approved.

Newfield Hamlet Revitalization Plan (NEWHARP)

Hamlet Revitalization Thoughts

The Cornell College of Architecture, Art & Planning - Design Connect Program has elected to reduce the total number of Fall 2020 projects. At the time, the Design Connect Program will not be partnering with the Planning Board for the NEWHARP initiative. As a result, the Planning Board previously agreed that they would begin preliminary work on the project.

Ideas regarding first steps for NEWHARP which have been summarized in a working document for the project were discussed, including the need for a mission statement or statement of high-level goals, benefits to the community, determining project scope and stakeholders, financial considerations, obtaining stakeholder input, risks, and communications.

Path Forward

ACTION ITEM: Jim Haustein to incorporate Planning Board member suggestions and salient points from the Cornell Design Connect application previously submitted by the Planning Board into the working document mentioned above.



Open Issues

TJA Energy Solar Farm Project

- Town Supervisor Mike Allinger, Planning Board Chair Leo Tidd, Code Officer Alan Teeter and Planning Board Member Jim Haustein attended a remote meeting with TJA Energy regarding a proposed solar farm project on 1246 Elmira Road. The current plan is for a solar farm of approximately 25 acres supplying 5 megawatts of power. **ACTION ITEM:** Jim Haustein to provide TJA copies of applicable Town ordinances and Town applications which will be required.

ITC Letter - Verizon Wireless Millard Hill

- The Newfield Planning Board has received a letter from CBRE Telecom Advisory Services regarding review of their project for Verizon Wireless as it relates to Section 106 of the National Historic Preservation Act and possible impacts to historic architectural and archaeological resources. The proposed project would be on lot tax ID 4-1-23.22 on west Danby Road. **ACTION ITEM:** Jim Haustein to contact the Newfield Historical Society to ascertain if they have any relevant information they can provide.
- No Site Plan Review will be required for this activity.

C&S Proposed Solar Project Update

- C&S Companies previously informed the Planning Board that they may be considering a solar project in Newfield and requested some information regarding applicable ordinances and processes. The Planning Board reached out to C&S but, to date, the Planning Board has received no additional communication from C&S.

Burdge Hill/Millard Hill Solar Project

- The Planning Board is actively monitoring work on the Millard Hill/Burdge Hill Solar project. Bi-weekly reports are being provided to the Planning Board for information and review. Town Supervisor Mike Allinger has been meeting regularly with the project team. Traffic routes for large trucks have been modified. Disturbed acreage concerns on the part of the Town have been accommodated. Target date for initial construction phase is December 2020.



New Business

Site Plan Reviews

- No new Site Plan Reviews have been received or are pending.

Review of Building Permits

- Building Permit 20-3206 for replacement of fuel tanks at 1247-1253 Danby Road was discussed. This activity is primarily being performed under the guidance and direction of the DEC.
- The Planning Board had no concerns or comments on any of the other Building Permits issued during September 2020.

Miscellaneous

Newfield Climate Smart Committee

Leo Tidd is representing the Planning Board on the Newfield Climate Smart Committee. There has been one meeting of the Committee; the Committee is in the process of engaging other town residents.

Training Reminder

Planning Board members were reminded of their annual requirement for four hours of training. Documentation regarding training taken should be forwarded to Jim Haustein.

Agenda for Next Meeting

- TJA Solar Energy Farm Project
- Newfield Hamlet Revitalization Plan (NEWHARP)
- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Randy Brown and seconded by Leo Tidd. The meeting was adjourned by Chairman Leo Tidd at 8:04 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, November 4, 2020. Venue (via ZOOM or at the Town Hall) to be determined.

Submitted by Jim Haustein