



## **Town of Newfield Planning Board**

Meeting Minutes  
December 2, 2020

### **Opening**

The regular meeting of the Town of Newfield Planning Board was called to order by Chairman Leo Tidd at 7:02 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 Board: Mike Allinger, Heather McCarty; Town Clerk: Karen Kenerson; Resident and Newfield Representative to Tompkins County Environmental Management Council: Michelle Henry; Town Code Officer: Alan Teeter; Other: Gabe Dean.

### **Privilege of the Floor**

Gabe Dean is one of two investors who plan to purchase 190 Main Street. He is considering residential and/or commercial leasing for the building apartments. Currently Gabe is in discussion with the Newfield Library and Newfield Historical Society who have expressed a possible desire to rent one of the apartments to use as a home for the Newfield Historical Society and to provide a small community center. Gabe Dean would like to see more business in the Hamlet and is interesting in working with the Planning Board on the Newfield Hamlet Revitalization Plan (NEWHARP).

### **Approval of Minutes**

The November 4, 2020 Minutes were reviewed and approved with modifications.

### **Open Issues**

#### *Verizon Wireless "Millard Hill" Monopole Project*

- To remediate capacity limitations of existing wireless telephone service infrastructure at a location denoted as the "Millard South" site, Verizon Wireless is proposing a 155 foot high monopole (plus four foot antenna) and additional site improvements to a .25 acre portion of tax parcel 4-1.23.22, to be leased from Thomas Brown.
- Questions have been posed to Nixon Peabody (attorney representing the project) from the Planning Board; additionally the Tompkins County Department of



Planning and Sustainability, as part of their GML 239 review, recommend that the Town of Newfield require as a condition of approval that the applicant assume responsibility for any interference to the County's public safety communication system that is traceable back to its use.

- The Planning Board has requested a site visit.
- Nixon Peabody was not able to provide a response to questions posed prior to the December 2 Planning Board meeting and elected not to attend this meeting.

#### *TJA Energy Solar Farm Project Update*

- TJA Energy previously advised the Newfield Planning Board of a proposed project for a solar farm at 1246 Elmira Road. TJA advised the Planning Board on November 26 that this initiative is currently on hold.

#### *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.
- All the panels are installed, and construction is currently scheduled to complete approximately December 5.

### **New Business**

#### *Newfield Hamlet Revitalization Plan (NEWHARP)*

- Previously, the Cornell Design Connect Program advised the Planning Board that the proposed project for Newfield would commence during the Spring 2021 semester.
- The Planning Board previously agreed that they would begin initial work on the project. A preliminary area of focus, centered around the Main Street/Shaffer Road-Bridge Street intersection, has been outlined. A list of stakeholder property owners and contact information has been created for included properties.  
ACTION ITEM: Jim Haustein to provide list of additional stakeholders and assess their potential role in the NEWHARP project based on RASCI (Responsible-Accountable-Support-Consulted-Informed) roles.



### *Solar Strategy*

**ACTION ITEM:** Planning Board members will review the existing Large-Scale Solar Energy Law (2017-4) and provide comment based on lessons learned from recent solar farm installations within Newfield. Jim Haustein will compile prior to the January 2021 Planning Board meeting.

### *Site Plan Reviews*

No new site plans were received during November 2020; no site plans are currently under review.

### *Review of Building Permits*

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

## **Miscellaneous**

### *Newfield Climate Smart Committee*

Leo Tidd is representing the Planning Board on the Newfield Climate Smart Committee. There were no new items to report; however, a few resolutions are being written for Town Board review.

### *Training Reminder*

Planning Board members were reminded of their annual requirement for four hours of training. Additionally, the Town is requiring Sexual Harassment and Civil Rights training. Documentation regarding training taken should be forwarded to Jim Haustein on or before December 31.

### *Comprehensive Plan Copies*

The Planning Board approved the expenditure of a maximum of \$200 for producing copies of the 2013 Comprehensive Plan for distribution.

## **Agenda for Next Meeting**

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



**Adjournment**

A motion to adjourn the meeting was made by Leo Tidd and seconded by Jim Haustein. The meeting was adjourned by Chairman Leo Tidd at 8:03 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, January 6, 2021. Venue (via ZOOM or at the Town Hall) to be determined.

Submitted by Jim Haustein

DRAFT