



Town of Newfield Planning Board

Meeting Minutes

January 6, 2021

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 Board: Mike Allinger; Nixon-Peabody: Robert Burgdorf; Verizon Wireless: Tim Zarneke; C&S Companies: Bryan Bayer, Eric Kenna, Brett Morgan.

Privilege of the Floor

No items of discussion.

Approval of Minutes

The December 2, 2020 Minutes were reviewed and approved without modification.

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 portion of tax parcel 4-1.23.22 on West Danby Road.
- On November 13, 2020, the Planning Board posed several questions to Nixon Peabody (attorney representing the project.). Nixon Peabody provided discussion of their response:
 1. Request for narrative description of the project’s effects on drainage on the project site. Access road runoff and erosion.
Response: The compound area has been designed to drain in the same direction as the prevailing land at the compound location, southeast to northwest. The access road is pitched slightly to the south to shed water off



the south side as it comes down the road, returning the water to sheet flow conditions down the hillside.

2. Question regarding assessment of approximately 0.7 acres of forest cover to be removed and details on specific species.

Response: An assessment performed concluded that “The appropriate effect determination is that the project “may affect the northern long eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50CFR §17.40(o)a.” Additionally, the assessment concluded that, “The proposed project is not considered to be within occupied habitat, therefore no further action is warranted with regard to this species.”

3. Request to contact the NYSDEC Nongame and Natural Heritage Program to request information regarding special status species that may utilize the site.

Response: Response provided in Question 2 with additional detail provided to the Planning Board in written form.

4. Question regarding Unique Natural Areas within 1,000 feet of the site and the potential for any indirect effects on such areas (such as storm water runoff, visual impacts etc.).

Response: There are no direct impacts to natural areas because of the proposed project. There is the potential for limited visual impacts which are discussed in more detail in written information provided to the Planning Board.

4. Question regarding visual impacts and a narrative description of where the tower would be visible from and people affected (in addition to Rt 34/96 drivers).

Response: A visual analysis and impact assessment was completed. Viewshed maps have been provided to depict areas from which the tower may be visible based strictly on topography and with an assumed tree canopy height. The tower is visible extending out of the trees at the site from the viewpoints selected, but from most of the locations, the tower does not extend above the horizon and the hillside behind the tower helps to blend it into the background.

- The Planning Board will have a special meeting on January 13, 2021 at 7:00 PM (via ZOOM) to discuss this matter further and determine their recommendation to



the Town Board. The Town Board will need to provide a Special Use Permit prior to project construction. Though construction is not scheduled until later this year, Nixon Peabody plans to attend a meeting of the Town Board on January 28 to request the Special Use Permit. Approval is needed at this time to keep with the critical path for this project as additional (non-Town of Newfield) approvals are required prior to commencement of construction.

Burdge Hill/Millard Hill Solar Project

- Panel installation is essentially completed.
- A Construction Stormwater Compliance Inspection Report was provided to the Town on December 29. Access roads, and parking areas along Burge Hill Road and where trailers are located have not been stabilized yet; completion may wait until spring. A low spot on the eastern side of the project has standing water. Small sections of silt fence need repair.

New Business

Newfield Hamlet Revitalization Plan (NEWHARP)

- The Cornell Design Connect Program advised the Planning Board in the Fall of 2020 that the proposed project for Newfield would commence during the Spring 2021 semester.
- Previously, the Planning Board 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. Additionally, a list of additional stakeholders, based on RASCI (Responsible-Accountable-Support-Consulted-Informed) roles has been drafted.
- The Planning Board will hold off on further activity on this item until such time that the Cornell Design Connect Program is engaged.



Solar Strategy

Planning Board members have begun review of the Newfield Large-Scale Solar Energy Law (2017-4) and provide comment based on lessons learned from recent solar farm installations within Newfield. NYSERDA has a model local solar energy law which the Planning Board will review. Work is on-going.

Site Plan Reviews

No new site plans were received during December 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 and December 2020.

Miscellaneous

Town of Newfield Planning Board Members

Mike Allinger mentioned that the terms for three of the Planning Board Members (Leo Tidd, Jacob Marnell and Jim Haustein) expire in May. Members have been asked to advise if they wish to nominate themselves for an additional term. Currently, it appears that there will be a vacant slot and the Town web site will be updated to solicit applications.

Additional terms or a new membership on the Planning Board is subject to approval by the Town Board.

Agenda for Next Meeting

- Verizon Wireless Millard Hill 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 8:43 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, February 3, 2021. Venue (via ZOOM or at the Town Hall) to be determined.

Submitted by Jim Haustein