



Town of Newfield Planning Board

Meeting Minutes

June 2, 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, Randy Brown, Justin Chandler, Brenda Lapp, Jim Haustein; Town Board: Mike Allinger; Town Code Officer: Alan Teeter.

Privilege of the Floor

No items of discussion

Welcome Justin Chandler

Jacob Marnell completed his tenure with the Planning Board on May 8, 2021. Justin Chandler has joined the Planning Board for a five-year term. The appointment of Justin Chandler to the Planning Board was approved by the Town Board on May 13. The Town of Newfield Planning Board welcomes Justin Chandler and looks forward to working with him.

Approval of Minutes

- The May 5, 2021 Minutes were reviewed and approved without modification.
- The May 26, 2021 Minutes for the special meeting of the Town of Newfield Planning Board were reviewed and approved with minor modification.

Open Issues

Newfield Hamlet Revitalization Plan (NEWHARP)/Cornell Design Connect Status

- As part of a planned Newfield Hamlet Revitalization Plan, the Town of Newfield Planning Board worked with Cornell Design Connect to being an initial investigation to develop a plan to encourage a walkable, attractive, and vital downtown Hamlet. The final presentation was made by Cornell at a special meeting of the Town of Newfield Planning Board on May 26.
- Mike Allinger is working on putting the Zoom meeting recording onto YouTube and the Cornell PowerPoint presentation on Town web site.



- Though the final PowerPoint presentation has been received, the Planning Board is still waiting for the final report from Cornell along with supporting files. Receipt of such is expected shortly.
- [ACTION ITEM] Jim Haustein to communicate with Design Connect about a possible internship for a Cornell student to help facilitate work on the Hamlet Revitalization Plan moving forward. The Planning Board will need to draft an overview of what we want to achieve and expectations. Additionally, the Planning Board will develop a detailed NEWHARP plan with both long-and short-term goals.
- [ACTION ITEM] Jim Haustein to arrange a meeting with Kevin Berggren and Leo Tidd on the status of activities that the Newfield Highway Department is envisioning for the Main Street/Bridge Street/Shaffer Road intersection. It is important that the Highway Department and the Planning Board are aligned.

New Business

Site Plan Reviews/Subdivision Applications

No new site plans or subdivision applications were received during May 2021; no site plans or subdivision applications are currently under review.

Miller Road Extension Subdivision

A request was received to subdivide a parcel with the intent to build on a land locked parcel located on Miller Road extension. Section 280-A of New York Legislative Law (“Permits for Buildings not on Improved Mapped Streets”) requires that a building permit cannot be granted until the local Town Board approves a variance. This request was reviewed by the Planning Board which agreed to send a recommendation to the Town Board. However, in the interim, the property owner decided not to build on the involved parcel.

Review of Building Permits

The Planning Board had no concerns or comments on any of the Building Permits issued during May 2021.

Solar Law

Planning Board members reviewed the Newfield Large-Scale Solar Energy Law (2017-4) and authored a draft revised law for the Town Board’s consideration. This draft was provided to the Town Board and about half of the law was reviewed at the May 27



meeting of the Town Board. The Town Board was quite receptive to updating the existing law and is planning further discussion at one of their June meetings.

Miscellaneous

Required Training

[ACTION ITEM] Jim Haustein to provide Planning Board members some suggested websites with training that may be used to complete the four hours of required training for Planning Board members.

Agenda for Next Meeting

- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Newfield Hamlet Revitalization Plan
- Proposed Revisions to Solar Law
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Jim Haustein and seconded by Randy Brown. The meeting was adjourned by Chairman Leo Tidd at 7:44 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, July 7, 2021. Venue (via Zoom or at the Town Hall) to be determined.

Submitted by Jim Haustein