



## **Town of Newfield Planning Board**

Meeting Minutes  
October 6, 2021

### **Opening**

The regular meeting of the Town of Newfield Planning Board was called to order by Chairman Leo Tidd at 7:02 PM at the Newfield Town Hall.

### **Present**

Planning Board: Chairman Leo Tidd, Randy Brown, Justin Chandler, Brenda Lapp, Jim Haustein; Town Board: Mike Allinger.

### **Privilege of the Floor**

No items of discussion.

### **Approval of Minutes**

- The September 1, 2021 Minutes were reviewed and approved.

### **Open Issues**

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

The Planning Board wrote a position description, which details specifics about what we envision responsibilities to be, for an intern position to help facilitate the Hamlet Revitalization Plan moving forward.

One resume (Paryag Bagde) has been received for the Planning Board's consideration. The Planning Board will solicit additional resumes.

**ACTION ITEMS:** (1) Justin Chandler to post job intern offering on the Cornell Student Employment website. (2) Jim Haustein to contact Prayag to arrange for an interview, to also include Randy Brown. (3) Randy Brown to provide Jim Haustein with George Franz's contact information so that Jim can contact him for recommendations for this position. (4) Jim Haustein to contact T. G. Miller and Kevin Berggren regarding the status of their work in developing a plan for crosswalks at the Main Street/Bridge Street/Shaffer Road intersection.



### *Solar Law*

The updated Solar Law for Newfield, Local Law 2021-4, “A Local Law of the Town of Newfield Relating to Solar Energy Systems and Battery Energy Storage Systems” was passed by the Town Board on September 23. This replaces Local Law 2017-4, “Large Scale Solar Energy Law” which is repealed in its entirety. ACTION ITEMS: (1) Brenda Lapp to investigate permit fees for solar installations in neighboring towns to determine if solar fees set by the Town of Newfield are in line with other community fee schedules. (2) Jim Haustein to review the application material for the Burdge Hill solar farm regarding landscaping requirements.

### **New Business**

#### *Site Plan Reviews/Subdivision Applications*

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

#### *Review of Building Permits*

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

#### *Right to Farm Law*

The Planning Board is investigating benefits of a “Right to Farm” law for Newfield. The benefits of such need to be determined prior to make any recommendation to the Town Board. Article 25AA of New York State Agriculture and Markets Law includes a Right to Farm provision which requires the Commissioner of Agriculture and Markets to resolve disputes about farm practices on farm operations within agriculture districts. However, many of these disputes might be resolved more quickly and less expensively at the local level through local Right to Farm legislation.

ACTION ITEMS: (1) Randy Brown to investigate the definition of a New York Agricultural Zone and laws that apply to such. (2) Jim Haustein to contact nearby towns that have a “Right to Farm” law and request information regarding what they consider benefits of having a local “Right to Farm” law.

#### *Telecommunications Tower*

The Planning Board was previously made aware of possible implications of the “5G Rollout” of wireless facilities to local laws. At this time, the Planning Board believes that the existing law, 1998-4, “A Local Law Regulating the Location and Maintenance of Communications Facilities within the Town of Newfield,” has shown to be adequate.



### *Cannabis Possession and Use Opt-Out*

Under the provisions of the New York Marijuana Regulation & Taxation Act (MRTA), adult-use cannabis possession and use by adults 21 years of age is legal. Municipalities have a December 31, 2021 deadline to pass a local law to opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses. The Planning Board previously considered a recommendation to the Town Board regarding this issue. However, the Town Board is already in discussion regarding this and a public hearing on the matter is planned for October 28. No more action on the part of the Planning Board is required at this time.

### **Miscellaneous**

#### *Training Reminder*

Planning Board members were reminded that four hours of required training need to be completed in 2021.

#### *Natural Resources Inventory*

Leo Tidd advised that the Climate Smart Committee and the Newfield Planning Board will be working on a Natural Resources inventory. This information will be included in the next version of the Newfield Comprehensive Plan.

#### *Tompkins County Satellite Sheriff's Office*

Randy Brown mentioned that discussion is taking place regarding a potential future Tompkins County Sheriff's Department satellite office in Newfield.

### **Agenda for Next Meeting**

- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Newfield Hamlet Revitalization Plan
- Right to Farm Law
- 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 8:18 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, November 3, 2021 at the Town Hall. The meeting will also be hosted on Zoom.

Submitted by Jim Haustein