



Town of Newfield Planning Board

Meeting Minutes
November 3, 2021

Opening

The regular meeting of the Town of Newfield Planning Board was called to order by Chairman Leo Tidd at 7:01 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 October 6, 2021 Minutes were reviewed and approved with editorial change.

Open Issues

Newfield Hamlet Revitalization Plan (NEWHARP)

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

The job was posted at Cornell and several resumes were received; a subset of the candidates who were most qualified for the position were interviewed via Zoom. The Planning Board went into Executive Session after their November 3 meeting to discuss (see “Executive Session” below).

Mike Allinger suggested that a “Frequently Asked Question” web page on the Town website might provide useful information to the community and help alleviate several community member misconceptions as to the strategy and goals of the NEWHARP initiative.

Solar Permit Fees

Brenda Lapp researched local Solar Permit fees for neighboring communities. Jim Haustein made the motion that the Planning Board recommend to the Town Board a fee



for large-scale solar farms of \$1000 plus \$50 per acre for each acre of solar farm for every acre above five acres. This suggested fee plan was approved unanimously by the Planning Board. ACTION ITEM: Jim Haustein to draft correspondence for the recommendation and provide to Chairman Leo Tidd to forward to the Town Board.

Also discussed were the dead screen plantings on the perimeter of the Burdge Hill/Millard Hill solar farm. ACTION ITEM: Jim Haustein to compose draft letter to solar farm operator to request that plantings be replaced in the spring.

New Business

Site Plan Reviews/Subdivision Applications

No new site plans or subdivision applications were received during October 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 October 2021. The Planning Board inquired regarding the demolishing of the Miller Motorworks facility and was later advised by Alan Teeter, Code Officer, that no final decision has been made regarding reconstruction details.

Right to Farm Law

The Planning Board has investigated benefits of a “Right to Farm” law for Newfield. 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. Randy Brown provided information regarding the definition of a New York Agricultural Zone and laws that apply to Agricultural Zones. Jim Haustein provided reference material from neighboring jurisdictions which discussed their Right to Farm Laws.

The Planning Board concluded that the State Right to Farm Law as currently written provides sufficient protection to local farmers and the Planning Board will not recommend that the Town Board consider a local law for Newfield.

Miscellaneous

Training Reminder

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



Executive Session

Candidate resumes for the NEWHARP intern position were discussed and qualifications discussed. Though the Planning Board originally intended to hire one intern, two candidates have complementary qualifications and experience. As such, the Planning Board voted unanimously to extend offers to both these candidates, Jaine Lee and Jake Scherer. **ACTION ITEM:** Jim Haustein to coordinate with Blixy Taetzsch regarding the logistics of making an offer and onboarding. Intern position will be a part time, temporary Town employee.

Agenda for Next Meeting

- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Newfield Hamlet Revitalization Plan
- 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 8:48 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, December 1, 2021 at the Town Hall. The meeting will also be hosted on Zoom.

Submitted by Jim Haustein