



Town of Newfield Planning Board

Meeting Minutes
February 2, 2022

Opening

The regular meeting of the Town of Newfield Planning Board was called to order by Chairman Leo Tidd at 7:00 PM at the Newfield Town Hall.

Present

Planning Board: Chairman Leo Tidd, Justin Chandler, Brenda Lapp, Jim Haustein; Town Board: Michael Allinger; Cornell University: Jake Scherer; Sciarabba Engineering: Anthony Sciarabba; Tatum Engineering: Yossi Brosnick; Other: Josh Sperling.

Privilege of the Floor

No items of discussion.

Approval of Minutes

- The January 5, 2022 minutes were reviewed and approved.

New Business – Sperling Studio

Josh Sperling, a local artist, is currently in the planning stage of constructing a new artist workshop located just north of 1489 Elmira Road. A Site Plan review will be required.

Josh currently is working out of Ithaca. The new workshop will be approximately 12000 square feet and accommodate about ten employees. There will be no direct sales from the building location; traffic in and out of the facility will be minimal. The building will be set back from Route 13 to take advantage of the view to the east. Work will likely begin in early summer and construction to commence in late 2022.

Open Issues

Newfield Hamlet Revitalization Plan (NEWHARP)

Jaein Lee and Jake Scherer are working in the capacity of “Project Assistant” for providing support for the Newfield Hamlet Revitalization Plan. Jaein Lee is a student at the Cornell College of Architecture, Art and Planning and is planning to receive Bachelor of Architecture Degree in 2022. Jake Scherer is a student at the Cornell College of



Architecture, Art and Planning and is planning to receive a bachelor's degree in Urban and Regional Studies degree in 2023.

- **NEWHARP Status** – A conceptual drawing of the main Hamlet intersection was presented and reviewed. This preliminary concept included parking on public right of way on the northeast corner of Bridge Street and Main Street and a small picnic/seating area in the same vicinity. The intersection is narrowed in the drawing, with four crosswalks at the intersection. Delineating parking spaces is a means to increase parking capacity in the Hamlet.

Work is continuing with an amendment to the Newfield Comprehensive Plan to include a revised vision for the Hamlet area, based on the NEWHARP project conclusions and recommendations. Jake Scherer is currently working on this task.

- **FAQs** – FAQs and responses were reviewed. A web page for the Town web site will be developed and include the FAQs. **ACTION ITEM:** Planning Board members to review and return responses to Leo Tidd and Jim Haustein.
- **Outreach** – Two outreach events are currently planned. Each will include two sessions on different days of the week to help ensure maximum participation.
- **Schedule** – A schedule for the present work under NEWHARP initiative has been developed. Public meetings are currently proposed for April and June. The Comprehensive Plan revision draft will tentatively be completed in early May.
- **County Initial Project Proposal Form** – The Planning Board has received a copy of the Tompkins County Initial Project Proposal Form which the Tompkins County Transportation Council is using to capture the detail on all the projects that are seeking funding through the county, through the state or federal funding. **ACTION ITEM:** Jaein Lee to begin filling in the form with available information.

Solar Farm Screening

Draft correspondence to solar farm operators to request that planting be replaced in the spring has been written and was reviewed. **ACTION ITEM:** Jim Haustein to finalize draft letter to solar farm operators to request that plantings be replaced in the spring. The Planning Board will forward this to the Code Officer for further action.

New Business

Site Plan Reviews/Subdivision Applications



No new site plans or subdivision applications were received during January 2022; no site plans or subdivision applications are currently under review. The Planning Board has been advised of a new artist workshop located just north of 1489 Elmira Road (“Sperling Studio” – see above). A Site Plan review will be required.

Review of Building Permits

The Planning Board had no concerns or comments on any of the Building Permits issued during January 2022.

Miscellaneous

Natural Resources Inventory

Leo Tidd is continuing activity for this initiative and will be providing reports of activity at Planning Board meetings.

Planning Board Membership

Randy Brown indicated his intent to resign from the Town of Newfield Planning Board effective after the regularly scheduled March meeting of the Planning Board. The Planning Board is currently soliciting applications to fill this position.

Agenda for Next Meeting

- Sperling Studio
- Newfield Hamlet Revitalization Plan
- Review of Site Plan and Subdivision Review Applications Received
- Review of Building Permits
- Planning Board Member Search Status
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Brenda Lapp and seconded by Jim Haustein. The meeting was adjourned by Chairman Leo Tidd at 8:14 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, March 2, 2022 at the Town Hall. The meeting will also be hosted on Zoom. The Zoom meeting ID and link will be changing for the March meeting.

Submitted by Jim Haustein