



Town of Newfield Planning Board

Meeting Minutes

April 6, 2022

Opening

The regular meeting of the Town of Newfield Planning Board was called to order by Jim Haustein, acting Chair for Leo Tidd, at 7:00 PM at the Newfield Town Hall.

Present

Planning Board: Chairman Leo Tidd, Brenda Lapp, Jim Haustein; Town Board: Michael Allinger; GBT Realty Corporation: Bob Gage; Other: Vanessa Greenlee, Michelle Henry.

Privilege of the Floor

No items of discussion.

Approval of Minutes

- The March 2, 2022 minutes could not be approved due to a lack of quorum of Planning Board members who attended that meeting. These minutes will be reviewed for approval consideration at the May Planning Board meeting.

Open Issues

Newfield Hamlet Revitalization Plan (NEWHARP)

Cornell University students Jaein Lee and Jake Scherer are working in the capacity of “Project Assistant” for providing support for the Newfield Hamlet Revitalization Plan.

- NEWHARP Status – A revised conceptual drawing of the main Hamlet intersection was presented and reviewed. The Planning Board will engage T. G. Miller to create a draft engineering drawing of the intersection. This will be reviewed with the Town Highway Department prior to further work. A suggestion was made by Vanessa Greenlee to also discuss this plan individually with key stakeholders.
- Jim Haustein had previously created survey questions to obtain additional community input. These will be revised to be more “user friendly.” ACTION ITEM: Jim Haustein will revise survey questions; possible use of Survey Monkey is being considered for this.



- The first town forums to discuss the NEWHARP plan were originally scheduled for April 27 and April 30. The Planning Board decided to postpone these meetings. Work is continuing on the presentation.

New Business

Proposed Dollar General Store

Bob Gage representing GBT Realty Corporation provided a draft site plan and presented a preliminary overview of a planned Dollar General store at the corner of 34/96 and Newfield Depot Road. Salient points of the project include the following:

- Property size is approximately two acres.
- 10640 square foot building proposed, expanded store size with food in 1500 square feet of the building.
- 12 to 15 employees; approximately half will be full-time employees.
- Driveway access via Newfield Depot Road.
- Parking for thirty spaces.
- Septic system for waste.
- Retention facility at northern end of property to hold and clean runoff water before discharging.
- Dumpster on south side of property; enclosed by 6-foot wooden fence with gate.
- 20-foot pole sign on the southeast corner of the site.
- Will not request variances.
- \$800,000 potential investment.
- Make use of regional contractors during construction.
- GBT will build the property for Dollar General and will provide a 15-year lease with renewal to 30 years total lease.
- Currently equitable owners waiting to close until permitting done. Property is part of existing property Tax ID 5.-1-12.22.
- 72 days estimated construction time.

Potential flooding of the property is a consideration. Additionally, safety of mobile home residents across Newfield Depot Road who walk to the store and need to cross Newfield Depot Road is a concern.

GBT will be preparing the Site Review Application and will be submitting to the Planning Board within a few weeks.



Site Plan Reviews/Subdivision Applications

No new site plans or subdivision applications were received during March 2022; 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 March 2022.

Miscellaneous

Planning Board Position Opening

The Planning Board received and reviewed a Planning Board member application submitted by Vanessa Greenlee. The Planning Board voted to recommend, to the Town Board, appointment of Vanessa Greenlee to assume the Planning Board position previously vacated Randy Brown which runs through May 8, 2025.

Agenda for Next Meeting

- Newfield Hamlet Revitalization Plan
- Review of Site Plan and Subdivision Review Applications Received
 - Dollar General Site Plan Review
- Review of Building Permits
- Miscellaneous

Adjournment

A motion to adjourn the meeting was made by Jim Haustein and seconded by Brenda Lapp. The meeting was adjourned by Chairman Leo Tidd at 8:06 PM. The next general meeting of the Newfield Planning Board will be at 7:00 PM on Wednesday, May 4, 2022 at the Town Hall. The meeting will also be hosted on Zoom.

Submitted by Jim Haustein