

Newfield Planning Board Meeting Minutes Approved

January 21, 2015

In Attendance:

- **Planning Board:** Nancy Dolge (Chair), Tom Gerow, Karen Trask, René Borgella
- **Absent:**
- **Secretary:** Barbara Tefft
- **Also in attendance:** Keri Blakinger, Newfield News
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Meeting called to order, 7:10 pm, Newfield Town Hall.

Minutes of January 7, 2014:

Motion to Approve: Karen

Second: Nancy

Discussion: Include in minutes Nancy's outline of work done to date to present to Town Board, in addition to Tom's letter to D.E.C.

Approval with changes: Nancy, Tom, Karen

Abstain: René, not in attendance at 1/7/15 meeting

New Business:

- Town proposing a solid waste management facilities law with a ban for entire Town, with exemption for existing facilities with current Town Permits grandfathered.
- Hearing to be held February 12, 2015 at the Newfield Fire Hall, 6:30pm
- Comments to Town Hall by February 11, 2015
- Planning Board presenting statement in support of ban, highlighting supportive quotes specific from Comprehensive Plan

Town Board Report – Nancy: Work Session – January 15, 2015.

- Budgetary transfers
- Waste Management Facilities Law
 - Town Board unanimously supports proposal for waste transfer law and ban
- Butch Wright – sought clarification for enforcement of junkyard law
- Aquifer well drilling postponed because of death in driller's family

Planning Board – Member Search:

- 3 laws pertain – local law requires an agriculture member. NY State Town Law #271 states that Planning Board “may” have an ag member who earns at least \$10,000/year from agricultural activities – which include growing crops, raising livestock, woodland products, etc – in the Town of Newfield. Newfield Town Law states “shall” have an ag member.
- Nancy has spoken with Thor Oeschner and partner Rachael. Thor can't commit the time. Rachael might be interested but not sure of qualifications re ag income requirement based on Town Law.
- Very limited pool of prospects, potentially less than a dozen, in entire Town of Newfield.

- Law may need to be changed to not mandate an ag seat. Need to change law based on realities of ag situation in Newfield.
- Nancy drafting a letter to the Town Board regarding realities and requesting change in the law.
- Scott Smith would be possibly be willing to be appointed to PB (does not qualify as ag member).
- René will contact Amara Steinkraus.
- Tom will contact Beth Bowen.

Community Service Directory:

- Spiral bound and trifold copies are done
- File needs to be fixed for Linda Poppleton to post on web. Karen will get it to Nancy ASAP

Hamlet Plan, Cornell DesignConnect Update:

- Barb and Nancy gave Whitney from Cornell DesignConnect a tour of the Hamlet on January 20, 2015. She took numerous photos and said application looks strong. They are still recruiting students and reviewing applications. Will be a couple of weeks before projects are chosen.

Land Use Tools:

- Nancy sent link to Planning Board members for Enfield's Site Plan Review Law. Newfield Town Supervisor, Jeff Hart, was initially enthusiastic about it, but less so upon second review.
- Planning Board to meet with Town Board January 29 or February 4, 2015 for direction on Land Use Regulation research, grants and consultants.
- Homework – was to review assigned sections from Comprehensive Plan for statements in support of ban on solid waste management facilities to include in letter to Town Board.
 - **Heavy Industry** – pertinent statements from Comprehensive Plan
 - **Tom** – Chapters 3, Action Step 7, Section 3 intro
 - Statistics – on rural air and water quality, scenic character support
 - Heavy industry has potential to degrade rural environment
 - Natural areas at risk of fragmentation from development
 - Guide development away from sensitive areas
 - Sect3 intro – Vision for Newfield states 83% of survey respondents said Newfield should discourage development of heavy industry.
 - Rt 13 determined to be ideal location for commercial development
 - Site Plan Review – help developers meet goals of Comprehensive Plan. Tool does not slow or stop development but to mitigate potential problems.
 - **Karen**
 - Looked at it as – What is Newfield Comprehensive Plan?
 - Minimize impacts and conflicts between industry/business and residents.
 - Investigate Land Use Regulations that value owner's rights as well as others.

- **Nancy**
 - Pg 100: 71% opposed to unrestricted development and activity
 - Pg 103: business, Newfield's regulatory has advantages and disadvantages. Regulations applied fairly and efficiently will benefit businesses. "context appropriate"
 - Pg 104: Encouraging development in rational locations – zoning only method
 - Pg 107: Work with NY Department of Transportation for Rt 13 development
 - Pg 108: Mitigate impacts of development, investigate regulation
 - Pg 113-114: Industry heavy (includes waste management)vs. light

Discussion:

- How to present options under consideration to public. Should we present all options?
- Need for a consultant to clarify and present to educate community.
- Share with Town Board what Planning Board has learned in research over past year.

To Do:

- Read Proposed Local Law 1 2015, Town of Newfield Solid Waste Management Facilities Law - handout
- Read Enfield Site Plan Review Law at <http://townofenfield.org/town-laws/>
- Recruitment of new Planning Board member
- Karen Trask – contact Danby to participate in training
- Karen Trask – submit final of service organizations website ready document to Nancy to get to Linda Poppleton
- Date for training to be scheduled
- Determine who will be hosting and running the meeting

Next Newfield Planning Board Meeting is, February 4, 2015 at 7:00pm at the Newfield Town Hall. Regular bimonthly meetings will be held on the 1st and 3rd Wednesdays of each month.

Motion to Adjourn: Tom

Second: Karen

Approval: Unanimous

Meeting Adjourned: 9:24 pm