

## Newfield Planning Board Meeting Minutes – Approved

February 4, 2015

### In Attendance:

- **Planning Board:** Nancy Dolge (Chair), Tom Gerow, Karen Trask
- **Town Board:** Jeff Hart (Supervisor), Roy Trask, Christine Laughlin, Joanne James, Karen Kenereson (Town Clerk)
- **Absent:** René Borgella (Planning Board), Casey Powers (Town Board)
- **Secretary:** Barbara Tefft
- **Also in attendance:** Keri Blakinger, Newfield News, Michelle Henry

Meeting called to order, 7:01 pm, Newfield Town Hall.

### Minutes of January 21, 2014:

**Motion to Approve:** Karen

**Second:** Tom

**Discussion:**

**Approval:** Unanimous

### Planning Board Report to Town Board:

- Research on Action Step 1
  - Land Use Tools:
    - Funding options
    - Review of existing local ordinances
    - Training, State pamphlets
    - Meet with other townships
    - Home rule – NYS has Home rule. State and federal laws are limited – local laws assumed to provide specific local protections. Localities are on their own to protect themselves.
    - Researching unique needs of Newfield
    - Waste management facilities
    - Findings
    - Conclusions
  - Need clarification from Town Board on direction
  - Summary handout – Highlights of Newfield Comprehensive Plan, Planning Board review of Comprehensive Plan – specific quotes on land use, Land Use Tool Definitions
  - Recommendations:
    - Hire paid professionals to review, update, advise, clarify and enforce State and Federal regulations
- **Discussion:**
  - Roy Trask** – Enforcement beyond scope of Code Enforcement Officer, monumental task to update and revise all Town ordinances.
  - Jeff Hart** – Agree that ordinances need to be looked at Historically Newfield doesn't go looking for issues, deal with things as they come along. Town Board requested stricter code enforcement.
  - Nancy Dolge** – Not only code enforcement, laws need to be revised which is a larger issue.
  - Roy** – Code enforcement officer is to enforce State code and laws and junk law enforcement.

**Nancy** – Whose area is it to enforce other laws and ordinances?

**Joanne James** – Need to be more proactive rather than historically reactive in regulating and enforcing.

**Tom Gerow** – Grants could be pursued to look at specific areas of laws and ordinances, sections at a time.

**Roy** – Maybe rather than hiring Town Attorney Ed Hicks at \$225/hr, a paralegal could do a review of Newfield ordinances.

**Karen** – Cornell interns could do review and recommend and are always looking for projects.

**Roy** – Pick sections to have reviewed.

**Jeff** – Noise ordinance, got Newark Valley's law to review and possibly incorporate in Newfield appropriately. After April, Planning Board and Town Board could work together to pick sections of Town Ordinances to review.

**Tom** – Department of Ag & Markets provide grants of up to \$25,000 to towns that want to develop an Ag Plan

**Jeff** – Need to look at why farmland goes to development, financial pressure of taxes needs to be relieved. Farmers would choose not to develop land when retiring, if financially feasible.

– USGS will advise how to protect aquifers after aquifer studies are finished.

**Nancy** – Jeffner Allen was in the process of creating a revised natural CEA's. Looking for support from this new Town Board to complete. Town Board does want to see it finished, Nancy will contact Jeffner.

#### **Site Plan Review:**

- Regulates performance of the site only
- A Planning Board reviews a plan on a specific site
- More costly and time consuming because anything can happen anywhere
- Permits rarely denied and ancillary impacts such as traffic, ingress/egress are not regulated
- Cannot regulate location, traffic, etc.

#### **Discussion:**

**Roy** – Sees SPR as one piece of puzzle with Zoning and Subdivision Review. Needs to be a mechanism in place for SPR, as a starting point.

**Tom** – If a SPR ordinance is enacted can a ban on a specific industry be enacted?

**Nancy** – SPR all comes back to only thing that can be regulated is the site being developed. Can have a single Zone that when a project threshold exceeds the zone regulations, it is automatically regulated.

**Tom** – What other issues have or would come up that would be addressed by land use regulation? Past issues where laws were passed reactively to address?

- Strip bars
- Billboards
- Gravel pits
- Landfills
- Windmills cell towers
- ATV's - noise, use of town roads
- Fracking
- Waste transfer stations
- Housing development
- Homeless shelters

- Placement of structures impacting neighbors

**Town Board directive to Planning Board:**

- Continue research on Site Plan Review with other Land Use Tools.

**Planning Board – Member Search:**

- Leo Tidd has applied- a new Newfield resident who is a professional planner, however, has only lived in Newfield two months to date. He could be a great consulting resource for Planning Board.

**Community Service Directory:**

- Nancy will review and get file to Linda Poppleton to post on web ASAP.

**Waste Management Facilities – Town Board Hearing February 12, 2015 at 6:30pm:**

- Planning Board presenting a letter regarding waste management facility issues as addressed in the Comprehensive Plan.
- Nancy gave a draft of the letter to the Town Board.

**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

**Note:** Tom Gerow will not be able to attend the February 18, 2015 Planning Board meeting.

**Next Newfield Planning Board Meeting is, February 18, 2015 at 7:00pm at the Newfield Town Hall. Regular bimonthly meetings will be held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month.**

**Motion to Adjourn:** Karen

**Second:** Tom

**Approval:** Unanimous

**Meeting Adjourned:** 9:21 pm