

Newfield Planning Board Meeting Minutes Approved

November 19, 2014

In Attendance:

- **Planning Board:** Nancy Dolge (Chair), René Borgella, Jeff Golden, Tom Gerow, Karen Trask
- **Absent:**
- **Secretary:** Barbara Tefft
- **Also in attendance:** Michelle Henry

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

Minutes of September 17, 2014:

Motion to Approve: Tom

Second: Jeff

Approval: Unanimous

Minutes of November 5, 2014:

Discussion: minor changes

Motion to Approve: Nancy

Second: Jeff

Approval: Unanimous

Town Board Report: Nancy D.

- Approval of amendment to Law 1-1980 Defense of Town Officers to include Planning Board members, but not other volunteers or subcommittee members.
- Town Budget: Planning Board received \$3,500 for 2015, \$3,000 less than requested
- Proposal for establishment of a Community Civic Association – Casey Powers researching, discussion with Nancy Dolge.
- New water tanks for Town at Trumbull's Corners Road and Van Kirk Road requiring bond of about \$1,271,980. Nancy has print out of PowerPoint presentation on water tank project, requests for presentation to be posted on Town website.
- Ordinances – in January, 2015 the Planning Board should submit recommendations to Town Board regarding Waste Management Facilities
- Recommend restating existing ordinances for clarification.
- Timeline for thorough research and community input for Land Use Planning recommendation will be long.
- René suggested making sure public is informed of how involved the process is with frequent news articles.
- Open Meetings Law – clarification from Town Attorney Ed Hooks, answered Planning Board questions and referred Planning Board to website:
http://www.dos.ny.gov/coog/oml_listing/oindex.html
- Remaining 2014 budget:
 - Vinyl banner is being printed
 - Community Service Organization Directory and Brochure: Karen Trask doing layout. Reviewed draft. Will be updated from spreadsheet from René.

- Website Discussion: René
 - Wish list of features and content needed
 - Keep all players in the discussion - Nancy
 - All Newfield Town Laws should be available online
 - Improved functionality
 - Community Organization Directory- Nancy will check with Linda Smith about updating on current web site soon

Land Use Regulation Research:

- Planning Board members reviewed the **Town of Caroline Site Plan Review** document.
- Discussion: general impressions
 - Power of SPR is primarily addressing how things appear and are organized at a site, not use.
 - Tom mentioned protection language, especially regarding agricultural land and water.
 - Tom: SPR makes it look like zoning is a smarter way to address issues
 - Jeff: SPR is a local Law detailing process, reviews, etc so it addresses issues that had come up previously. Defines light vs. heavy industry.
 - Nancy: enforcement language seems weak. Has heard virtually never deny a permit. Does not address regulation of things like heavy truck traffic or any other impacts off the specific site.
 - René: SPR “suggestions” and “recommendations” are merely guidance, not compulsory, no teeth. No requirements to comply. Subjective process open to interpretation and who would interpret and how equitably?
 - Nancy: SPR would be time consuming and costly to administer permitting. Months to a year to acquire a permit. Another responsibility for the Town Clerk. Enforcement – potential for confusion and inequitable enforcement.
 - Jeff: zoning is the only method to have enforceable protections. SPR is only “recommendations” that can be considered and ignored.
 - René: the real purpose of zoning is to say this is the area that the Town wants to encourage specific types of development based on what makes the most sense ecologically and considers impact on existing types of use, ie residential, agricultural, etc.
 - Karen: When I grew up on Trumbull’s Corners Road there were only 5 cars a week using the road and we could play in the road. Now it’s a thoroughfare shortcut to Route 13 and conflicts with noisy business. Need to determine best way to create harmony with neighbors. Zoning and SPR would work best together.
 - Nancy: SPR primarily addresses branding of a community. Zoning protects property and environment.
 - Proposed inviting Caroline, Danby, Dryden, Spencer, Ulysses to a roundtable discussion to learn about their land use planning process, existing regulations, pros and cons.
 - Nancy suggested putting out a Request for Proposals to find a consultant with experience in the land use regulation tools process. Invite local towns to an informational roundtable.

To Do:

- Planning Board members will contact Towns to invite to roundtable:
 - Nancy – Caroline and Dryden
 - Karen – Danby
 - Tom – Ulysses
 - Jeff – Spencer

- **To Do Con't:**
 - Get appropriate contact names.
 - Karen revise brochure and send to Board members.
 - Nancy research directory on website.
 - Rene continue work on website ideas.

Next Newfield Planning Board Meeting is, **December 3, 2014** 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: 9:20 pm