

2013 Comprehensive Plan

Final Report

Prepared by Newfield Planning Board

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TOWN OF NEWFIELD

2013 Comprehensive Plan

Prepared by Town of Newfield Planning Board, 2008-2013

Randy Brown
Nancy Dolge
Crystal Doner
Gary Goff
Christine Ranney
Anthony Russo
Gene Yaples

With assistance from

Diane Bryant, Secretary, 2007-2010
Jim Haustein, Secretary, 2011-2012
Barb Tefft, Secretary, 2012-2013
Newfield Town Board
and many others (See Appendix 3. Acknowledgements on p. 173)

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And sincere thanks to the Newfield residents who participated in the Comprehensive Plan Process

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Introduction

Purpose

The Town of Newfield Comprehensive Planning process serves many purposes. It identifies Newfield's assets and resources, it articulates a shared vision while recognizing diverse views, and it sets strategies for utilizing and preserving those assets and achieving that vision. At its heart, the Town intends the Newfield Comprehensive Plan to open dialogue and define shared objectives in order to support our tradition of residents helping one another toward success.

The Plan's vision and growth projections extend twenty years. Many strategies are small steps that will accumulate over many years rather than quick actions intended only for the short-term. In this way, the Plan reflects the desire of Newfielders to pursue strategies that are financially stable, socially equitable, and ecologically sustainable in the long-term. However, this is not a static document. It is a living document that must be revisited and updated as unpredictable changes in technology, the economy, and the population occur. It is the intention of the Planning Board to review the Comprehensive Plan every year and update the Plan at least every five years.

The Town and its residents can use the Plan to:

- Set priorities in line with residents' wishes
- Provide a rational framework to prepare for opportunities and challenges for the Town
- Pursue policies and infrastructure development in an organized way with long-term goals in mind
- Express goals to county, state, and federal agencies which may fund projects in harmony with the Plan
- Provide information for grant applications and project proposals
- Define cherished resources that must be protected while the Town grows and develops
- Coordinate strategies pursued by Newfield, Tompkins County, New York State, and committees, groups, and nonprofit organizations in and around Newfield
- Showcase the assets that make Newfield wonderful and unique



Comprehensive Plan 2013 public discussion breakout group.

Process

The process of completing the plan is as important as the plan itself. The plan grew out of "Reaching Newfield's Preferred Future," a visioning and action group project that spanned from 1999-2001. In 2007, Newfield established the Town Planning Board to create a Comprehensive Plan, and in August 2010, the Board and volunteers had completed the first step: engaging Town and County officials and collecting data for the Comprehensive Plan Inventory Report, completed in August 2010.

In autumn 2010, the Planning Board began public outreach by sending a survey to all mailing addresses in the 14867 zip code, asking Newfielders opinion-based and demographic questions. The issues identified in the survey were the topics of three public facilitated discussion meetings in autumn 2011. In winter and spring 2012, local experts and Town officials were interviewed, and economic development and agriculture focus groups were conducted to refine data and generate strategies to reach the preferred future expressed in the survey and public meetings. Finally, in summer 2013, the draft plan was reviewed and commented upon by the public and submitted to the Town Board for approval.

! Find a summary of past and regional planning efforts in Appendix 2 on p. 171.

The goal of this process was not only to collect data and ascertain the public’s vision for Newfield in an open and equitable manner, but also to allow the public, Town officials, and County agencies to brainstorm solutions and strategies to collaborate with one another. We encourage this process of collaboration to continue as action steps are completed and the Comprehensive Plan is updated.

The plan is meant to be taken as a whole, with each chapter building on and referring to other chapters. However, the plan is also meant to be flexible, subject to change as new information comes available or new ideas are generated.

How to Read this Plan

The plan’s chapters are organized into three broad sections:

- **Resources:** The setting, resources, and assets that Newfield values and steps to enhance them
- **Services:** The services that Town and regional agencies provide and steps to strengthen them
- **Development:** The housing, businesses, industry, and farms built in Newfield and steps to support growth while protecting each other’s rights and resources

Each chapter begins with a 20-year vision articulated by the community and highlights key “not to miss” points. The chapters also include inventory, public comment, analysis, charts, and maps that were researched during the planning process.

Each chapter concludes with a list of objectives to achieve the 20-year vision along with recommended action steps the Town Board, Planning Board, committees, or other agencies may take to reach those goals. For example, from the first chapter:

Goal 1.1: Nurture and Enhance Newfield’s Diverse Social and Cultural Network

Objective

- 1.1c. Provide a method to increase coordination among civic organizations, churches, businesses, and the town for service provision and volunteer drives.

Related Action

14

Action Text

14 Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole

The first goal of this chapter is “Nurture and Enhance Newfield’s Diverse Social Network.” These goals are aspirational: there is no set moment we will know when we achieve it. Rather, it is a goal to always work toward.

The committee identified concrete objectives working toward each goal. This example is “Provide a method to increase coordination among civic organizations, churches, businesses, and the Town for service provision and volunteer drives.”

Next to the objective is a related action number. This refers to one of the coordinated action plans listed in Appendix 1 on p. 133 that meet many objectives. They may be forming committees,

working with regional agencies, or other multi-step processes. These action sheets are meant to give interested volunteers or committees a starting point, ideas on how to meet the objectives.

The full text of these actions, objectives to meet, and parties in the Town or region who may be interested in collaborating on the action are in the appendix. Short phrases describing related actions are provided under each goal—in this case, developing a communication vehicle to act as a clearing house for overlapping interests.

Overarching Goals

The following goals were developed based on community outreach. Every goal, objective, and action in the Plan advances one or more of the Overarching Goals, and no action should work against any of the Overarching Goals. In this way, these goals do not only represent a vision of Newfield, but a set of guiding principles for future policy.

1. Facilitate collaboration and cooperation between neighbors, organizations, businesses, and groups.
2. Ensure that all residents have sustainable and equitable access to adequate housing, food, water, and safety and security services.
3. Protect Newfield's valued resources such as clean water, air, soil, open space, and scenic hillsides for current and future generations.
4. Protect the quiet, peaceful enjoyment of land and minimize conflicts between incompatible land uses when possible.
5. Support and encourage farms and businesses that fit within Newfield's rural, agricultural character.
6. Provide the opportunity for educational and cultural enrichment for every Newfielder while taking into account a changing population.
7. Minimize the costs of public and private infrastructure, including water, sewer, roads, energy, and communications.
8. Promote ecologically sustainable and cost-effective energy use and conservation.
9. Encourage a walkable, attractive, vital hamlet downtown and promote the preservation of open space.
10. Promote funding initiatives to bring more dollars into the Town to help implement the Comprehensive Plan.



Entry to Newfield Hamlet at Trumbulls Corners Road

Section 1: Resources

Section 1 is a discussion of the Town's natural, physical, and cultural resources. These include Newfield's soils and water, its forests and wildlife, its history and architecture, and most importantly its people. Not only are these resources described, but trends are examined:

- Which resources are in danger of disappearing or being damaged?
- Which are underutilized or becoming more important?
- How are these resources currently identified and protected?

Finally, a set of goals and strategies to protect and nurture these resources is outlined in each chapter.

Newfield's assets and resources are its foundation for quality of life and economic development. One major theme identified is potential impact caused by natural gas extraction: development of this resource could economically benefit community members but also may endanger Newfield's other assets and quality of life. Therefore, a major goal is to find a balance, minimizing negative impacts of development of any one resource and avoiding irreparable damage for current and future generations.

An existing statute protecting Newfield's assets and resources is the State Environmental Quality Review Act (SEQRA). This law requires all state and local government agencies to consider environmental impacts equally with social and economic factors when pursuing projects, actions, or granting permits. Under SEQRA, a "material conflict with a community's current plans or goals as officially approved or adopted" is a potentially significant adverse impact.¹ Therefore, this section along with the rest of the plan may serve as one guide of factors to consider when performing environmental assessments.

The Town may consider adoption of Critical Environmental Areas, geographic areas that have exceptional or unique character relating to benefit or threat to health, natural setting and wildlife, cultural and social value, or an inherent ecological, geological, or hydrological sensitivity



Rural Newfield



Trumbulls Corners Church

i Find out more about SEQRA at www.dec.ny.gov/permits/357.html and CEAs at www.dec.ny.gov/permits/6184.html

to change, among other factors. These areas must be identified and mapped (*see Action 1 on page 134*). After CEAs are adopted, the potential impact upon them of any Type I or Unlisted Action under SEQRA must be evaluated during environmental review to determine whether an Environmental Impact Statement (EIS) is needed.

However, a project may move forward after completing an EIS even when a significant adverse impact is found. Therefore, towns may consider additional ordinances or policies to prevent impacts.

Notes

1. 6NYCRR section 617.7(c)(iv)

Chapter 1: Cultural and Historical Resources

Newfield's location combines the culture of a friendly, historic small town with easy access to cultural amenities provided by Ithaca and Elmira. The Town's symbolic and geographic heart is the Newfield Covered Bridge, and other historic structures are spread throughout the community. Equally important are annual celebrations such as Old Home Days and Newfield Night Out, and the work that faith-based and social organizations do every day. These cultural assets improve quality of life and some may provide an avenue for economic development, but only if preserved and nurtured. As part of a travelogue through the Finger Lakes, one journalist described Newfield's rich connection with its past: "With each retelling, these stories seem to hold the town and its characters tighter together like blacktop on a road."



Parade during 2011 Newfield Old Home Days

Vision

Newfield will preserve, enhance, and celebrate its history and culture for recreation and education of current and future residents. The Town will encourage local artists and musicians. Newfield will continue to respect its growing cultural diversity while honoring its long-term residents.

Key Points

- Newfield Hamlet's bridges are key assets that could be centerpieces of community celebration and marketing.
- Newfield has a vibrant network of social clubs and organizations, but there is no unified community calendar or places to advertise volunteer needs.
- The services of the Newfield Historic Society are important but not well-understood by many in the Town.
- There is limited funding but great interest in preserving barns with high visibility or with an economic use.

Public Opinion

Dozens of survey respondents stated they value both the friendly, small-town atmosphere Newfield enjoys and the privacy their homes afford. One respondent describes a "sense of family in the community." Feedback indicates Newfielders treasure Old Home Days, but also support efforts for more types of events, especially ones connected to Newfield's forests and agriculture. Finally, many Newfielders wish to preserve the Town's historic barns, and the agriculture focus group recommended focusing on barns that are currently being utilized for agricultural or other purposes due to high cost of maintenance and repair.

i For a primer on collaboration between organizations and agencies, see "The Community Toolbox" ctb.ku.edu/en/tablecontents/sub_section_main_1229.aspx

“ [I value the] sense of family in the community.”

-Survey respondent

Inventory and Analysis

Heritage

In the 1700s, the region was occupied primarily by the Cayuga tribe, who adopted the displaced Saponi tribe in 1753, allowing them to locate in what is now Pony Hollow. In 1779, Major John Sullivan led a scorched earth campaign through the region, destroying native villages to end joint Loyalist/Iroquois attacks. Afterward, the European population mushroomed.



Newfield before the fire of 1870 (Newfield Historical Society)

Pioneers primarily of British origin settled the area around 1800, and shortly thereafter the Village of Florence was established. At that time, settlers usually practiced subsistence agriculture. Florence was part of Spencer in Tioga County until 1811, the year the Town was separated from Spencer and renamed Cayuta. In 1822, part of Cayuta transferred into the newly-formed Tompkins County. Florence and the new town took their current name: Newfield.

The Town grew as it sold wheat, corn, and milk to Ithaca and Cayuta, and the population increased to 3,816 by 1850. Industrialists and settlers built numerous gristmills and sawmills in the area. Speculators bought and subdivided land, creating several hamlets grouped around one-room school buildings that served as community centers. However, a combination of soil exhaustion due to overfarming, interstate competition, and Civil War losses resulted in farm abandonment and a shrinking population until the early 20th century. At that time, many Czechoslovaks and Finns settled in the area, stabilizing the population.



Upper Mill, built in 1830 and located on Main Street, burned down in 1918 (Newfield Historical Society)

The mid-1920s to 1930s were a period of swift change. In 1925, Route 13 was designated and the Village was unincorporated. During the Great Depression, the federal and New York State governments bought thousands of acres of struggling or abandoned farmland in Newfield for conservation and reforestation, ultimately creating assets such as Newfield State Forest and Tompkins County Forest. After World War II, population patterns changed due to the rapid adoption of cars, and the Town regained all lost population by 1970. Thereafter, it has continually grown. However, the auto, combined with several downtown fires in the 1800s and 1900s, diminished Newfield Hamlet's importance as a commercial hub. The people of Newfield now report a variety of ancestries, the top five being German, Irish, English, Italian, and Dutch, and growing minority populations: Non-latino African Americans grew from .86% of the population in 1990 to 1.62% in 2010, and Latinos (of any race) grew from .72% of the population to 1.37%.



The Newfield Creamery once stood on what is today the lawn in front of the Newfield Elementary School. (Newfield Historical Society)

The Newfield Historical Society and the Newfield Public Library jointly collect, preserve, and share documents and photographs of historical significance to the Town of Newfield reaching back to 1811. These are stored on the second floor of the Library in the Newfield Archives.

Historic Structures and Landscapes

Newfield’s many historic bridges, buildings, homes, and barns contribute to its beauty and rural, small-town atmosphere: reminders of a shared history. A survey completed by Cornell students in 1985 identified buildings throughout the Town that exhibit historical or architectural significance. Table 1.1 lists structures in the Strategic Tourism Board of Tompkins County’s tourism brochure, but they are only a portion of Newfield’s rich historic legacy. Notably, many significant buildings have been lost to time, including the mills integral to Newfield’s history and many community buildings in the historic hamlets. Newfield Hamlet has been victim to more than a half-dozen major fires throughout the 19th and 20th century. This underscores the importance of preserving surviving buildings valued by the community.

Preserving and adapting historic structures also have shown economic development and cultural benefits in Newfield. Examples include a grammy-winning studio located in the old Baptist Church on Bank Street in downtown. The well-preserved and privately maintained historic structure provides an inspiring backdrop to recording artists. Other privately-maintained historic structures house successful restaurant/ music venues and signature bed and breakfasts.

Private and nonprofit fundraising is a key tool for preserving any type of landmark. However, properties listed on the National or New York State Register of Historic Places are eligible for additional special benefits. New York State supports municipal or nonprofit projects to improve, protect, or restore such properties through grants from the Environmental Protection Fund. Other grants are available from nonprofits. In addition, federal tax credits are available for rehabilitation of income-producing properties on the National Register of Historic Places, and New York State

! The Historic Preservation survey is available at the Archives in the Library.

Table 1.1: Selected Historic Structures in Newfield

Feature	Built	Ownership	Condition	Significance
Newfield Covered Bridge*	1853	Town	Good	Oldest covered bridge in daily use in New York State
King Bowstring Arch Bridge	c. 1870	Town	Good	One of earliest prefabricated bridges in county
Trumbulls Corners Church	1858	Church		
Presbyterian Meeting House	1832	Private	Good	Only original church edifice left in hamlet of Newfield
Cook House	c. 1870			Excellent example of classical Italianate style
Oldest (Sebring) House	1806	Private		Oldest surviving house in Town of Newfield
Kellogg House	1879	Private		Almost unaltered since construction
Stone Jug and Stone Arch				One of few stone buildings in Newfield; used to be mill
Newfield Hotel	c. 1876	Private		Theodore Roosevelt addressed residents from balcony in 1910
Newfield Library	1875	Town	Good	Typical of Italianate style
Kelloggs Corners School House	1887	School District	Good	One of few remaining one-room school-houses in Town of Newfield
1883 Barn	1883	Private	Good	Highly visible from Rt. 13, restored in 1970s

**Listed on National Register of Historic Places*



Newfield Covered Bridge

! The New York State Barn Coalition offers preservation assistance to communities and barn owners, and a state income tax credit is available to cover 25% of expenses to rehabilitate historic income-producing barns not currently in residential use and built before 1936. See www.barncoalition.com



King Bowstring Arch Bridge in Mill Park



The 1883 barn is no longer used for agriculture, but still culturally important. (I Love the Finger Lakes)

offers tax credits for rehabilitation of income-producing or owner-occupied structures that are on state or national registers.¹ However, the only structure in Newfield on either register is the covered bridge.

» **Newfield Covered Bridge**

Newfield's welcome sign proudly proclaims "Home of the Covered Bridge." Newfielders treasure the Newfield Covered Bridge not only as a historic resource, but also as a symbol of the Town. The lone survivor of three covered bridges in the county, it is the oldest such bridge in the State still in daily use. Built in 1853, it had deteriorated significantly by 1969 due to neglect, and the County Highway Department planned to demolish it.² However, Grant and Marie Musser advocated for the bridge, leading to its restoration in 1972.

Since then, the County, Town, and Federal governments have collaborated twice on major maintenance projects.³ The County does not anticipate additional needs for the foreseeable future beyond its biannual inspections and regular painting. The Newfield Covered Bridge Society currently maintains the nearby pocket park along with advising the County during projects. Both the County and Bridge Society's efforts should be supported.

In May 2000, the bridge was listed on the National Register of Historic Places. The bridge's integrity as a symbol of Newfield's economic and cultural history should be maintained through historically-sensitive preservation and retention as a functional piece of infrastructure. In this way, it will be a signature centerpiece to the hamlet.

» **King Bowstring Arch Bridge**

Newfield is notable as one of few towns to have both a 19th century covered bridge and a 20th century industrial-era steel bowstring bridge. This bridge was the center of a 2005 restoration effort and now an integral part of Newfield Hamlet's Mill Park. The proximity of these two bridges to Newfield's other historic assets creates a theme of history in the Hamlet that should be preserved and nurtured. The King Bowstring Arch Bridge is owned by the Town and has very low long-term maintenance costs.

» **Historic Barns**

The historic barns that dot Newfield's landscape are key to its charm and beauty and integral to understanding its history. One of Newfield's key landmarks is the "1883 Barn" near the Southern gateway to Newfield and Tompkins County on Route 13. Although no comprehensive inventory of historic Newfield barns exist, a number built as early as 1866 are listed in the 2010 Historic Ithaca/New York State Barn Coalition's self-guided driving tour of Barns of Tompkins County. These barns are also symbols of economic vitality and food system security: many farmers still use their historic barns, while others have been converted to residential or commercial use.

» **Cemeteries**

Newfield supports preserving its 18 cemeteries. Many of these cemeteries are very small, but they are valued by Newfield as a connection to history and ancestry, along with providing quiet, contemplative spaces throughout the Town. The library contains records of those buried in both large and small cemeteries, an important function for current and future historians and genealogists.⁵ The Town’s cemeteries have been subject to occasional vandalism, but the largest threat may be abandonment or neglect.⁶ Also valued is a unique natural burial preserve in Newfield that brings visitors from around the region.



Bank Street Cemetery is the oldest cemetery in Newfield, dating back to 1813.

Cultural Institutions and Social Organizations

Newfield has a number of clubs, churches, and organizations. Although this plan does not endorse any particular group, it does recognize the value to Newfield such groups provide, contributing to community character, providing important services to the community, and maintaining connections between neighbors. Newfield maintains a contact list on its website, but there is a need for more comprehensive information so that Newfield residents looking for volunteer opportunities or social networking can find the organization that suits their needs and interests. In addition, Newfield should maintain an inventory of the activities that organizations wish to publicly advertise in order to facilitate and support coordination of efforts. Table 1.2 contains just a sample of organizations in Newfield.

Table 1.2: Selected Organizations in the Town of Newfield

Faith-Based Institutions	
Newfield Methodist Church	Houses Newfield Kitchen Cupboard
People’s Baptist Church	Annual Quilt Show
Trumbulls Corner Community Church	
Christian Women’s Outreach	
Fraternal	
Masons	Established local scholarship, service and fraternity
Eastern Stars	Community organization for men and women
Newfield Lions	Men’s community-based service
Newfield Lionesses	Women’s community-based service
Clubs and Organizations	
Finger Lakes Finns	
Land of the Senecas Muzzle-Loader Club	Meat shoots, 3-day camps, period-dress winter social
Newfield Genealogical Club	Research family history
Newfield Good Neighbor Community Fund	
Newfield Historic Society	Quarterly outreach events, research projects, assist in archives
Newfield Rod & Gun Club	
Newfield Seniors	Social events for senior citizens
Ladybugs	
Newfield Scouts	Boy Scouts, Cub Scouts/Webelos, and Girl Scouts

• **A discussion of the importance of faith-based organizations to communities is at isites.harvard.edu/fs/docs/icb.topic49965.files/o60525_AssetInventoryTool.pdf**

Newfield Historic Society

The Newfield Historic Society is a chartered organization established in 1976 with a mission to research, preserve, and share Newfield history. It believes that understanding history is integral to understanding the world today. To those ends, it is working toward sponsoring four outreach events a year, attracting an estimated 60 to 70 participants to each one. It also provides services on an “as-needed” basis to Newfielders, including providing information, restoring photographs, and assistance in preservation activities. Its goals include expanding programming to new groups, including youth, and seeking exhibit space downtown for display of artifacts. The society has limited resources, and should be recognized for its role in maintaining the Town Archives with the Library.

Fairs and Festivals

Newfield’s public events are a source of pride and recreation for the community, a way to attract visitors from nearby towns to learn about Newfield and its local business, and an important method of raising funds for vital community nonprofits. Newfield currently has several celebrations, but there is interest in expanding programming, especially during colder months. When considering support for celebrations, public agencies should consider all benefits, including:⁷

- Skill-building for volunteers
- Opportunities to gather and disseminate information through face-to-face contact and surveys
- Support of small businesses
- Community networking
- Creating sense of place and quality of life

To maximize these benefits, committees and organizations should refine mission statements and continue reaching out to new audiences. Volunteers’ generous contribution of time and effort is vital for these successes.

» **Old Home Days**

Every summer, Newfielders celebrate the

Town and its history at Old Home Days, bringing young and old Newfielders together for two days of live music, carnival, contests, and a parade. In addition, regional vendors sell food and crafts; high school classes conduct fundraisers; and nonprofits and government organizations operate informational booths. An estimated 1,500-2,000 people attend the event each year, held in a highly-visible and walkable location on school grounds. However, space is currently limited and the Old Home Days committee would expand if more was available. The committee has developed an advertising network and organizes an annual booklet containing stories, history, and advertising to support the festival. Attendee feedback indicates the event should be held in summer or during a home football game to increase attendance and should be advertised to a larger area to attract out-of-town guests. The Committee has had success by coordinating the event with high school reunions. Finally, attendees have reported their desire to see more vendors. The festival is a perfect opportunity to market their businesses.

» **Newfield National Night Out**

National Night Out is an annual summer event sponsored by Tompkins County Sheriff’s Department in conjunction with other law enforcement and community agencies. The event hosts youth events, demonstrations, and giveaways, all intended to raise community awareness about safety and crime-prevention issues.⁸ Night Out is also an excellent opportunity to enhance police-community relations. 2011’s event moved from Main Street to the fire hall. Although the event was very successful, there was a reduction in attendance.



Newfield Old Home Days vendors (J. Green)



Newfield National Night Out, 2010 (Newfield Fire Company)

» **Newfield Community Garage Sale**

A town-wide “garage sale” is held every August. This is an excellent opportunity for residents of neighboring communities to visit Newfield, and organizations may consider distributing information during this event.

» **Nearby Festivals**

Event planning should include recognition of neighboring towns’ events that many Newfielders visit. Danby holds holiday festivals, an annual craft show and BBQ, a summer picnic, and the Danby Fair. Enfield holds a Harvest Festival and an annual community yard sale.⁹ Spencer-VanEtten celebrates community festivals annually. Finally, Ithaca hosts a number of events year-round. Event organizers should be careful to compliment rather than compete with these festivals, offering different themes and dates.

Arts and Music

Newfield isn’t famous for its arts and music scene, but it is nevertheless vibrant. The elementary school’s program is recognized for excellence and all schools host music and drama performances open to the community. Several local restaurants, other businesses, and the Farmer’s Market offer a venue for local and regional musicians. Finally, for the last several years, organized Christmas carol performances have occurred in the hamlet.

The planning process uncovered a great deal of interest in expanding opportunities to perform and experience music and fine arts. A common suggestion is creating a community orchestra. However, it is unclear what opportunities Newfielders already know about. Many communities have a community arts program or a chamber of commerce as an umbrella to promote arts and music; Newfield has neither.

If such a group were formed—or if an existing group took on responsibility for organizing and promoting cultural events in Newfield—one first step may be to aid in creating a “Music in the Park” concert series. In 2012, electric outlets were installed at Mills Park, allowing opportunities for amplified performances. An organizing body could research best practices to reach out to musicians, advertise the event, and collaborate with Main Street businesses.

Notes

1. See NYS, n.d. “Historic Preservation Office: Preservation Assistance” for more information. nysparks.com/shpo/preservation-assistance/
2. Engman, Ronda, 1987. “Keepers of the Newfield Covered Bridge.” *Finger Lakes Magazine*. www.ilovethefingerlakes.com/countiesandtowns/images/TOMPKINS-NEWFIELD/Newfield%20Bridge%20article.pdf
3. Large renovation in 1998 and maintenance project and fire detection equipment installation planned for 2013. See minutes from Tompkins County Legislature and newfieldhistoricalsociety.org/html/bridge.html
4. Historic Ithaca, New York State Barn Coalition, n.d. “Barns of Tompkins County: Self-Guided Driving Tour.” www.barncoalition.com/newsletter/pdf/2010-04-28-11.pdf
5. Newfield Historic Society, n.d. “Cemeteries in Newfield.” newfieldhistoricalsociety.org/html/cemeteries.html
6. Interviews with Newfield Historic Society members. Find legal issues involving abandonment at USLegal, Inc. n.d. “Abandonment or Discontinuance of Cemetery.” cemeteries.uslegal.com/abandonment-or-discontinuance-of-cemetery/
7. See a larger discussion in Powell, David, 2008. “The Street Value of Celebration: Economic Impact and Community Festivals.” www.equal-works.com/resources/contentfiles/3578.pdf
8. 2010. “Celebrate ‘National Night Out’ Tuesday in Newfield.” www.tompkins-co.org/news/detail.aspx?ContentID=1474
9. Tompkins County, 2007. “Destination Danby.” ilovethefingerlakes.com/countiesandtowns/images/tompkinscounty-danby-brochure.pdf

! **Newfield won 2010 NAMM Foundation “Best Communities for Music Education.”**

Goal 1.1: Nurture and Enhance Newfield’s Diverse Social and Cultural Network

Objectives	Related Action	Action Text
1.1.a. Survey community organizations and clubs to determine any unmet needs, such as necessary community space, marketing, or other resources.	13	13 Identify key players and create a partnership between civic groups, businesses, the school district and other groups to promote arts, culture and civic pride in Newfield
1.1.b. Identify desired community and cultural resources not currently available to residents through outreach at community events and at schools and identify potential providers.	13	14 Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole
1.1.c. Provide a method to increase coordination among civic organizations, churches, businesses, and the town for service provision and volunteer drives.	14	

Goal 1.2: Utilize Cultural Resources to Entertain and Educate

Objectives	Related Action	Action Text
1.2.a. Support local festivals and fairs and outreach to existing and new audiences.	13	13 Identify key players and create a partnership between civic groups, businesses, the school district and other groups to promote arts, culture and civic pride in Newfield
1.2.b. Judge interest and promote activities such as a community chorus, orchestra, or “Music in the Park” series, and pursue related grants.	13	17 Create a multi-generational partnership for shared youth and senior services
1.2.c. Identify low or no-cost locations for rotating exhibitions similar to the archives at the library. Determine options for long-term storage and display of historical artifacts.	13	
1.2.d. Expand Historic Society programming to new sections of the population.	17	

Goal 1.3: Preserve and Celebrate Newfield’s Historic Resources

Objective	Related Action	Action Text
1.3a. Identify strong historic, cultural, and architectural themes to promote in tourism outreach.	26	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
1.3b. Examine and update Newfield’s comprehensive inventory of existing historic and architectural significance in accordance with standards set forth by the Secretary of the Interior.	30	26 Research, enhance, and market opportunities for existing Newfield businesses and new businesses which fit with Newfield’s vision and character
1.3c. Create and keep up to date a prioritized inventory of individuals, projects, or properties requiring funding for preservation-related activity and research and publicize financial incentives and grants for homeowners, organizations, or businesses that wish to reuse and restore historic buildings.	30	30 In conjunction with the Newfield Historical Society, update the inventory, seek funding, and market Newfield’s Historic Structures and Landscapes
1.3d. Research ways to support marketing for-sale historic structures to people, businesses, and organizations interested in using or restoring historic properties.	30	
1.3e. Identify geographic areas of social, cultural, historic, or archaeological value and consider strategies to preserve the integrity of those areas.	1	

Chapter 2: People

The Town of Newfield's greatest strength is its community. More than half of survey respondents indicated people or community was what they liked most about Newfield, and the strength of community was repeatedly brought up in public meetings. Many types of people are attracted to Newfield, and there is strength in this diversity—some enjoy the peace and solitude of the rural areas, while others are fond of the small-town familiarity in the hamlet.

Planning for the Town of Newfield includes understanding the demographic characteristics of the community and how it is changing over time. When possible, these characteristics are compared to other "small Tompkins towns"—the towns under 10,000 population—for context. In summary, after years of growing at a faster proportional rate than Tompkins County, Newfield is now growing more slowly than other towns. In addition, Tompkins County's growth is projected to level off in a decade, and Newfield must be prepared for possible population stabilization or initiate policies to encourage growth.

Key Points

- From 2000-2010, Newfield grew more slowly than Tompkins County as a whole.
- Tompkins County's long-term population trends are uncertain, and Newfield must prepare for long-term scenarios of population growth, stabilization, or decrease. Actions the Town may take could alter the future growth rate.
- Like other towns, the proportion of senior citizens is increasing and proportion of children is decreasing, requiring changes in types and levels of service.
- Newfield's population has a somewhat lower per-capita income than other Tompkins County towns.
- A smaller percentage of Newfielders have self-employment income than any other town in Tompkins County.



The community at Old Home Days (J. Green)

Inventory and Analysis

Population: Current and Projected

The Town of Newfield today is home to 5,179 residents, 5.1% of Tompkins County. Of those, 759 live in the Hamlet of Newfield. Newfield’s population has been growing since 1970, but its growth rate is slowing (see figure 2.1).

- From 1970-1980, Town growth averaged 2.64% a year.
- From 2000-2010, growth averaged 0.14% a year.

However, this growth should be taken in the larger context of Tompkins County, as around 66% of currently employed Newfield residents work in Tompkins County. Like Newfield, Tompkins County has been growing since 1970. Its growth slowed in the nineties, but then increased again in 2000-2010. Newfield had a slightly higher growth rate than Tompkins County until 2000. However, in 2000-2010, that trend reversed (see figure 2.2). Newfield in fact had the slowest growth that decade of any Town in both relative and absolute terms.

A slow growth rate has both advantages and disadvantages, but these statistics can help predict Newfield’s future growth. Projections based on current birth rates, death rates, and migratory trends indicate modest growth in Tompkins County until 2020, then a decline in the following decades. The actual population change will be influenced by many factors, such as new employment opportunities, changes in birth rates or life expectancies, or regional and national economic trends. Similarly, the amount Newfield grows will also be influenced by actions the Town could take, such as making it easier or harder to develop housing. Other factors are impossible to control or predict, such as changing rural vs. urban tastes. This means that the modest growth in the last decade won’t necessarily continue consistently over the next 20 years. The actions Newfield could take to influence and accommodate its population change will be discussed throughout the plan.

Figure 2.1: Town of Newfield Population, Historic

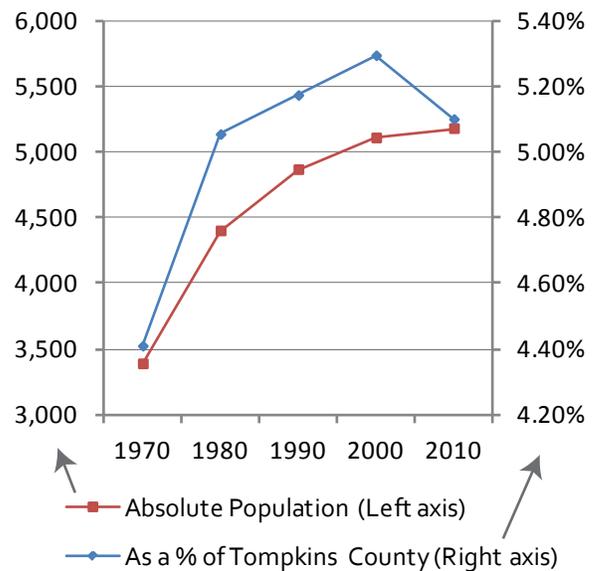
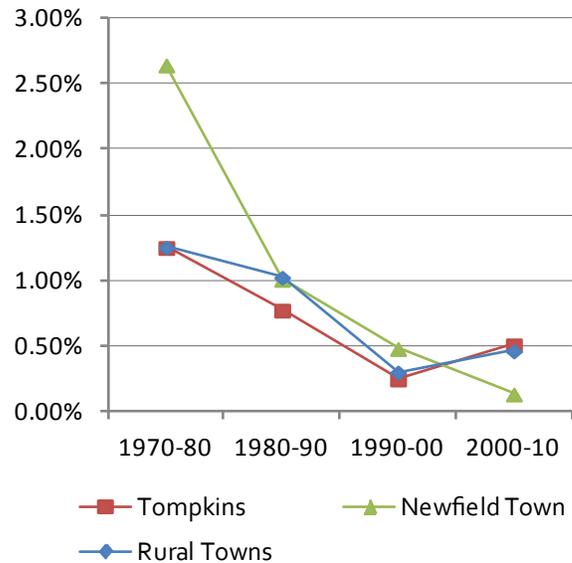


Figure 2.2: Annual Growth Rates



For example, for every 100 net new residents in Tompkins County in 1970-1980, 10 of those residents moved to or were born in Newfield. In 2000-2010, only 1.5 moved to Newfield out of every 100. Source: US Census Bureau, Decennial Census.

! All projections created by Cornell Program on Applied Demographics with 2010 census data

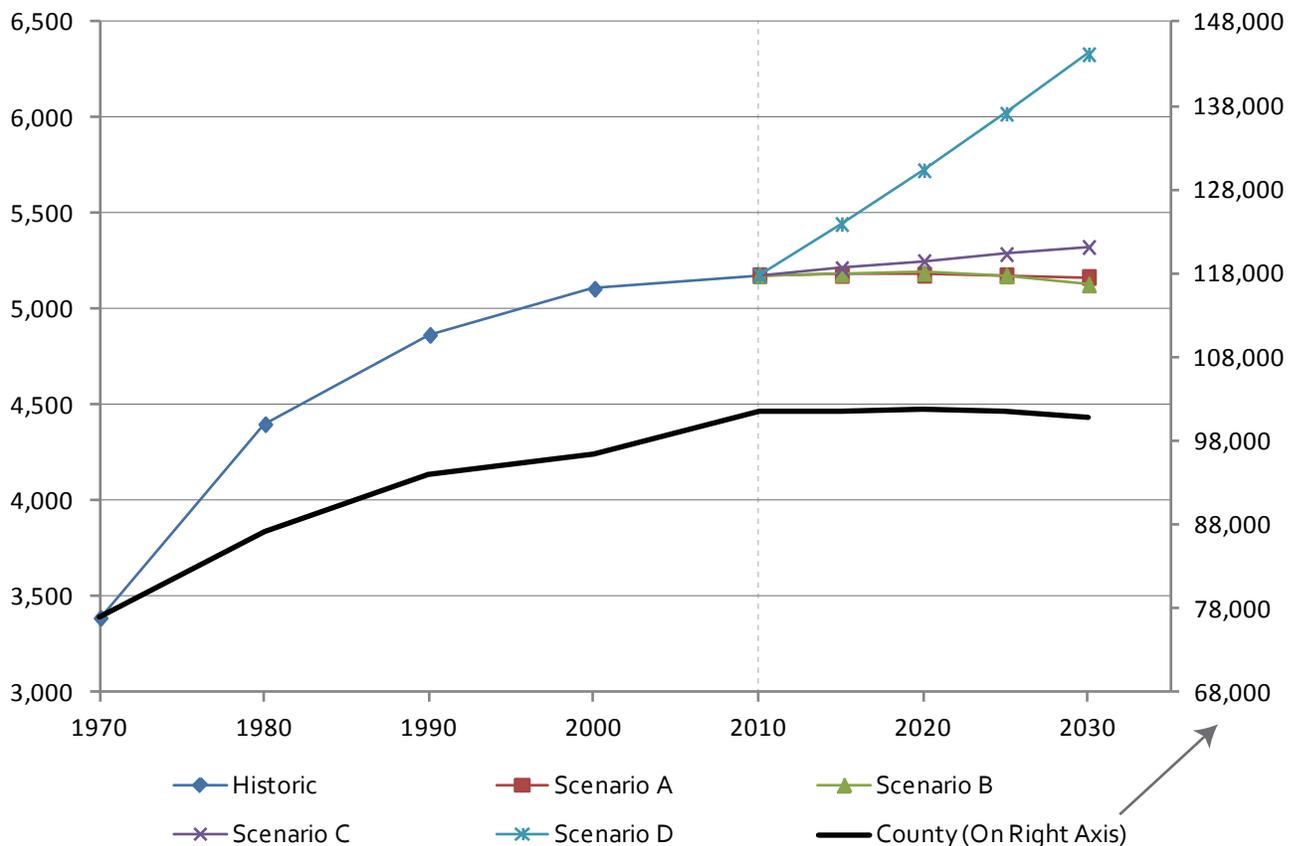
! “Rural Towns” included for comparison are an average of Tompkins County towns under 10,000: Caroline, Danby, Enfield, and Ulysses

Table 2.1: Projected 20-year Population Change

A number of 20-year scenarios have been projected based on whether Newfield’s growth rate is tied to the County’s or independent. There are a range of possibilities, from shrinking by a small amount to an increase of nearly 1,000:

	2010	2015	2020	2025	2030
Tompkins County	101,564	101,657	101,732	101,538	100,893
A. Low change relative to County (27% of County rate, 10 year average % of County) Newfield’s population does not significantly change.	5,179	5,180	5,181	5,179	5,170
B. High change relative to County (152% of County rate, 40 year average % of County) Newfield grows by a small amount, but then drops by nearly 100 people.	5,179	5,186	5,191	5,177	5,130
C. Low growth independent of County (0.14% sustained growth, 10 year average rate) Newfield grows by nearly 200 people	5,179	5,215	5,252	5,289	5,362
D. High growth independent of County (1.01% sustained growth, 40 year average rate) Newfield grows by more than 1,000 people	5,179	5,445	5,726	6,021	6,331

Figure 2.3: Historic and Projected 20-year Population Change



Households

Raw population numbers tell only part of the story. The number and composition of households is directly linked to how much and what type of housing is demanded and to a lesser extent the demand on services and utilities. By definition, a household could be a single person living alone or a group of related or unrelated people living together.

Newfield’s average household size, following state and national trends, is shrinking. This is due to fewer people living in families and families having fewer children. In 1980, average household size was 2.78; this decreased to 2.44 by 2010 (see Figure 2.4.). Therefore, although the population only rose by around 0.14% per year between 2000 and 2010, the number of households rose by around 0.34%. To put this in perspective, if Newfield did not grow in population but households continued to shrink at their current rate, Newfield would grow 3.61% in households in ten years. Therefore, more housing for different family sizes will be required in the next 20 years.

In addition, the ratio of household types has been steadily changing in the last 40 years. The number of married-couple families and families with children are dropping, but the number of families headed by a single parent or other relative is increasing, and these households often have special childcare needs. It is also notable that about a third of households in Newfield have children (see Figure 2.5). This is higher than Tompkins County’s ratio, but very similar to New York State’s ratio. The effect this might have on required services and economic development is explored throughout the Plan.

Figure 2.4: Average Household Size, 2010

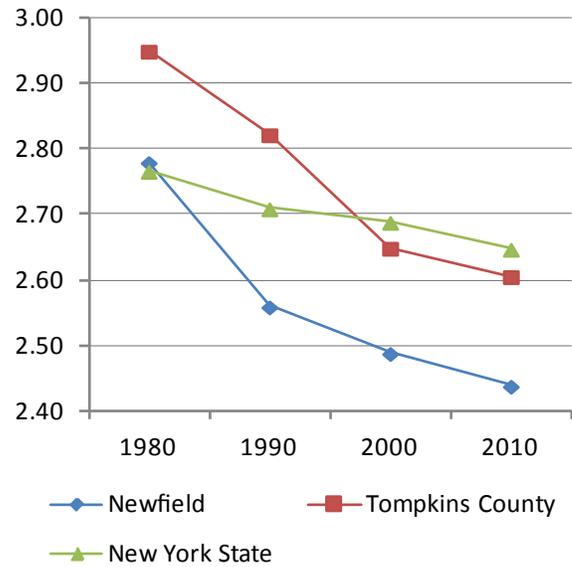
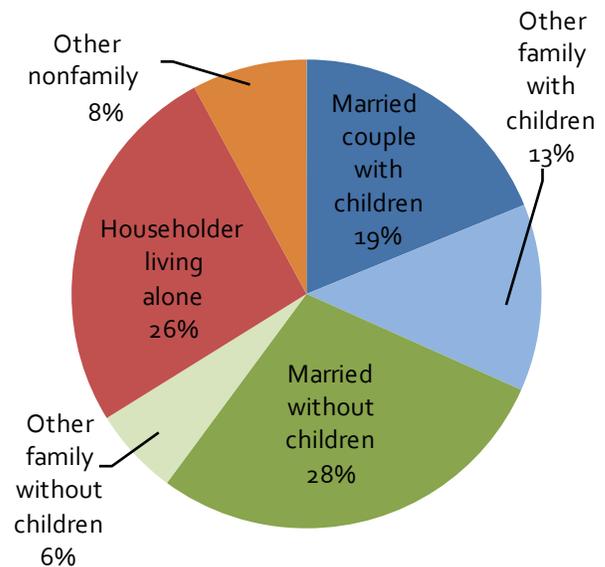


Figure 2.5: Town of Newfield Household Type, 2010



"Children" in this case are related people under 18 currently living in household. %s are portions of the 2,123 households, not the 5,179 residents. One example of "Other family without children" is an adult daughter living with her mother or father. Source: US Census Bureau, 2005-10 American Community Survey Estimates

! New York State Office for the Aging publishes "County Data Books" with trends and selected demographic characteristics for elderly population. See: www.aging.ny.gov/ReportsAndData/CountyDataBooks/52Tompkins.pdf

! "Upstate New York in Profile" suggests that there is an in-migration of elderly to more counties and towns. [counties.cce.cornell.edu/oneida/Oneida%20Home%20Page/Chartbook-FINAL-1lte%20\(1\).pdf](http://counties.cce.cornell.edu/oneida/Oneida%20Home%20Page/Chartbook-FINAL-1lte%20(1).pdf) "Demographic Changes in New York State" suggests New York State experiences a net out-migration of young retirees, but an in-migration of seniors 75+ as they "return home." www.aging.ny.gov/NYSOFA/Demographics/DemographicChangesinNewYorkState.pdf

Age

The greatest demographic change in both rural New York and Newfield in particular may be age distribution: people are living longer lives and having fewer children, resulting in the average resident being older. In addition, the “baby boomer” segment is aging toward retirement. Consequently, a far greater percentage of Newfield residents are aged between 45 and 64 than in 1970. This group tripled in absolute terms and rose from 16 to 31% of the total population. It is unclear whether this group will choose to stay or move from Newfield post-retirement.

However, studies indicate that most people choose to age in their own home. In Newfield, the retired population has already been growing much faster than the general population. The population 65 and above grew by 38.7% from 452 to 627 in 2000-2010, the same decade the general population grew only 1.4%. People this age now compose 12% of Newfield, after staying around 9% for thirty years. Much of this growth is in the eldest segments of population, those above 75, who need the most services and specialized housing.

There has been a concurrent drop in young people. The number of residents aged 25 to 44 has been dropping since the nineties, and the number of children under 18 has wavered between 1,230 and 1,390 for the last forty years, but has dropped since 2000 and shrunk in proportion to total population. However, Newfield still has the largest ratio of children to total town population in the county: 24%, compared to an average of 22% for the rural towns and 13% for Lansing and the City and Town of Ithaca.

Many communities face this change of age distribution and a related change in service and housing needs. They have faced challenges by becoming multigenerational communities. Strategies to serve a changing population will be discussed throughout the plan.

Figure 2.5: Newfield Age Groups, Historic and Current

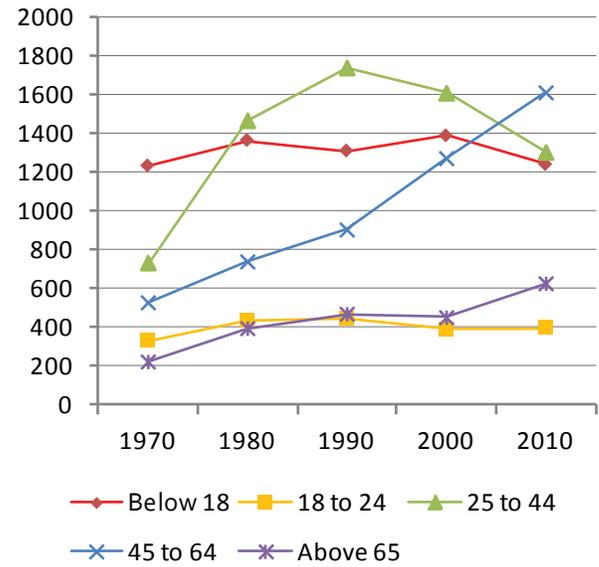
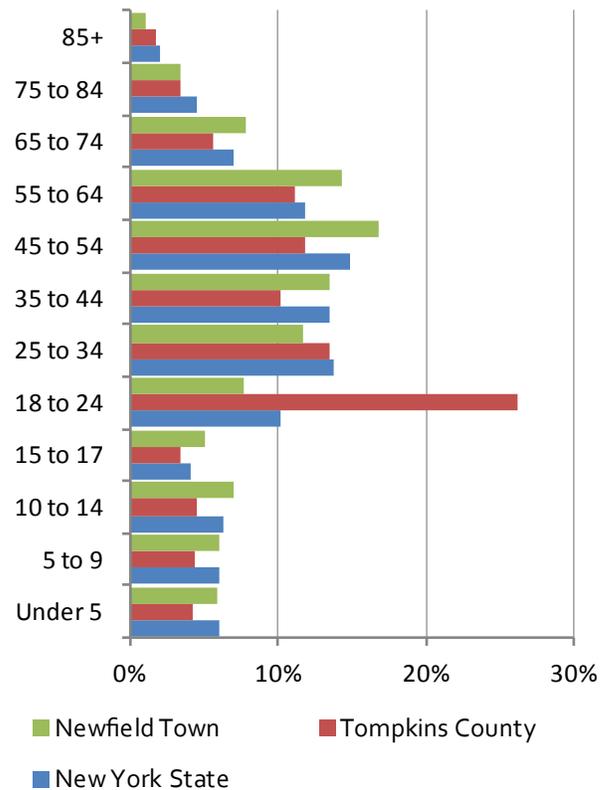


Figure 2.6: Age, 2010



! In an AARP survey, 89% of people age 50+ said they would prefer to remain in their home indefinitely, see Crary, David, 2011. “Aging in Place: Most Seniors Want to Stay Put.” www.msnbc.msn.com/id/45376299/ns/health-aging/t/aging-place-most-seniors-want-stay-put/#.T_pVrxdsQTY

Income and Employment

Newfielders tend to have blue-collar jobs concentrated in the City and Town of Ithaca and the Town of Lansing. There is a great diversity in occupations, with 19.0% in “Professional and Related” occupations, 11.9% in “Sales and Related” occupations, 11.9% in “Construction, Extraction, and Maintenance” occupations, and 10.7% in “Building, Grounds Clearing, and Maintenance.” There are disproportionately high percentages of residents in sales, construction, and maintenance occupations and a disproportionately low percentage of residents in management and professional occupations compared to other towns in Tompkins County.

29.3% of Newfielders work in the “Educational Services, Health Care, and Social Assistance” field, more than any other field. However, this is a smaller share of population than any other town in Tompkins County. “Retail Trade” and “Manufacturing” are the second and third largest sectors, employing 16.0% and 15.9% of the labor force respectively. This can be compared to 8.3% and 6.3% of the county as a whole. In other words, Newfielders work disproportionately in retail and manufacturing.

Perhaps because of the industry and occupation mix, the 2008 economic downturn hit Newfield particularly hard. Residents suffer from an estimated unemployment rate of 12.3%, the highest in the county. The median household income is estimated at \$46,493, among the lowest in Tompkins County. This may be partly an effect of the affordable nature of Newfield housing, which will be discussed later in the plan.

9.1% of households report self-employment income, among the lowest rate in Tompkins County and slightly lower than the New York State average of around 10.8%. This is striking, as rural communities near metropolitan areas tend to have larger farm and non-farm self-employment income.

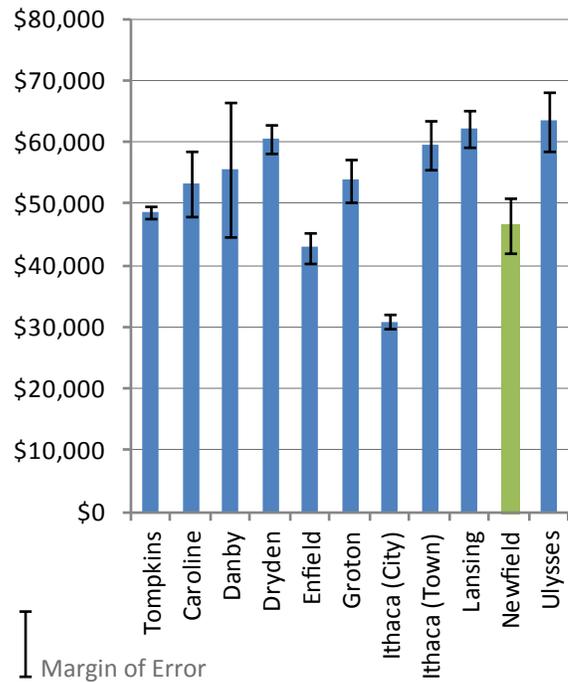
! The US Bureau of Labor Statistics defines economic sectors and occupations via the North American Industry Classification System.

Table 2.2: Where Newfielders Work, 2010

Metro Area	# Workers	% Workers
City of Ithaca	583	25.5%
Town of Ithaca	466	20.4%
Lansing	171	7.5%
Newfield	126	5.5%
Other Tompkins	144	6.3%
Rochester	103	4.5%
Syracuse	101	4.4%
Elmira-Horseheads	97	4.2%
Binghamton	84	3.7%
New York City	82	3.6%

Source: U.S. Census Bureau. 2012. OnTheMap Data. LEHD Program. lehd.ces.census.gov/led/onthemap/ 2010 Estimates, primary jobs only.

Figure 2.8: Median Income, 2010



Source: U.S. Census Bureau. 2005-10 American Community Survey Estimates.

Related Goal: Understand trends and respond to a changing population (see other Chapters)

Chapter 3: Natural Areas, Geology, and Wildlife

Natural areas, forests, wildlife, and scenic views are not only an important component of Newfield's character, but also contribute considerably to the mental, physical, and economic health of Newfield residents. The forests clean the air we breathe, filter the water we drink, prevent erosion, provide wind breaks, filter noise, shield visual eyesores, afford privacy, and provide habitat for a wide variety of animals. The forests also provide areas for outdoor recreation and solitude. Natural areas, such as wetlands and meadows, promote a biologically diverse ecosystem and provide important services such as flood mitigation and water quality protection.

Working forests can create jobs sustainably and offer economic opportunities through activities such as timber harvesting, maple syrup production, firewood harvesting, and agroforestry (cultivating mushrooms, ginseng, etc.). Healthy forests benefit all members of the living community. Additionally, natural areas and abundant wildlife also make available opportunities for hunting, hiking, cross country skiing, tourism, and other related activities which enrich our lives. Newfield's striking hills, scenic views and abundant clean water invite people to visit here and reside here.

Vision

Newfield will be a steward of the natural components in Tompkins County's southwestern gateway. Newfield will strive to protect biodiversity and the integrity of its unique natural environment while valuing property rights and promoting development consistent with the desired character of our town. The town will promote innovative and responsible use of the town's natural resources for economic development and recreation that will contribute to sustaining Newfield as a healthy rural community.

Key Points

- The majority of forests are owned by private, non-industrial owners, both from within and outside of Newfield.
- Protected lands have a variety of levels and types of protection.
- Invasive flora and fauna, as well as some native species such as deer, can be a threat to forests.
- Financial pressures often work against maintaining healthy natural areas.
- Environmental education affects decisions made by landowners, and lack of understanding of natural systems can threaten protection of the environment.
- Heavy industrial activity has the potential to significantly degrade Newfield's rural character (viewsheds, noise, truck traffic, structures) and natural resources (air, water, habitat fragmentation, etc.).
- Unregulated housing and commercial development can degrade the natural environment.

Public Opinion

The citizens of Newfield value the environmental integrity and scenic beauty of their rural township. In a 2010 survey of Newfield residents, 75% of respondents liked the rural community and scenic environment of the Town the most of all other aspects. Over half (63%) indicated that the rural/scenic character influenced them to live in Newfield. 82% felt that open space was valuable and believe it should be protected. Regulation to protect air and water quality was rated highly by 76% of respondents. In addition three quarters of the respondents indicated that outdoor recreation or enjoyment was a valuable asset of the Town.

Inventory and Analysis

Geographic and Geologic Resources

Newfield's topography contains rolling hills, relatively little level land, and dramatic valleys. At its center is Pony Hollow, a broad, flat, glacial valley. Such topographic extremes contribute to large variations in wind characteristics. Annually, Newfield averages 36 inches of rain per year, close to the US average. However, it receives 66 inches of snow, more than double US average, with 50 fewer sunny days than the US average.¹ This makes it excellent for sports such as cross-country skiing.

Newfield's slopes provide dazzling views, but make much of the land poor for traditional farming and development. Grades less than 15% are recommended for development to minimize risks from natural hazards and impacts to natural soils, vegetation, and water systems (see *Map 22: Hamlet Development Constraints*).² Some communities have enacted regulations to protect steep slopes or hillsides.

In addition to slope, soil resources shape Newfield's development. Prime agricultural soils in the Town are limited, concentrated in Pony Hollow, making these lands especially valuable to Newfield's character (see *Map 17: Soils*). Ideally, these soils will be conserved for current or future farms whenever possible, as it is difficult to reclaim agricultural land once developed (see *Chapter 15 on p. 117*). Topsoil disturbed during construction may be separated and replaced after construction finishes.³ In addition, land with shallow depth to bedrock is often subject to heaving and deformation;⁴ therefore, development of public infrastructure in these areas should be avoided. Shallow soil poses additional problems for private investments such as septic tanks or foundations (see *Section 3: Development on page 83*).

Underneath Newfield's soil lie large shale formations, mostly Cashaqua Shale in lowlands and Pony Hollow and Beers Hill Shale in areas of higher elevation. An unknown amount of natural gas is trapped within deeper shale formations that protrude into Newfield: the Marcellus Shale and Utica Shale. Corporations have expressed interest in using High Volume Hydraulic Fracturing (HVHF) combined with horizontal drilling technology to mine this gas throughout New York and



Newfield wishes to preserve its natural beauty.

Pennsylvania. References to potential positive and negative effects of high impact activities such as HVHF and how the Town should prepare itself are spread throughout the plan. Drilling for natural gas in Newfield has so far been limited to traditional vertical wells; two are currently active.

Newfield also is a source of gravel used in construction. It has four active and five reclaimed gravel mines, most located in the valley.⁵ Many believe there is still a great deal of mining potential in the Town, and a demand for gravel may increase concurrent with any HVHF activities. Mines in New York State must be permitted through DEC, comply with SEQR, and have a reclamation plan backed by a bond.⁶ Appropriate boards, committees, and officials should be encouraged to be familiar with current and future mines' reclamation plans.

Natural Areas, Forests, and Wildlife

Newfield has a rich diversity of natural areas, from the headwaters of the Cayuga Lake Inlet, to the waterfalls of Van Buskirk Gorge, to the large tracts of forestland on Connecticut Hill and other State forestlands. While forests cover about 65% of the town's land base, there are also a variety of successional habitats, important wetlands, gorges and watersheds.

Tompkins County's Environmental Management Council (TC EMC) has designated several natural areas in the Town of Newfield as Unique Natural Areas (UNAs) that contain significant ecological, biological, geological, or aesthetic characteristics.⁷

! SEQR is the New York State Environmental Quality Review act.

i See "Mined Land Reclamation Law" www.dec.ny.gov/lands/5409.html for more information.

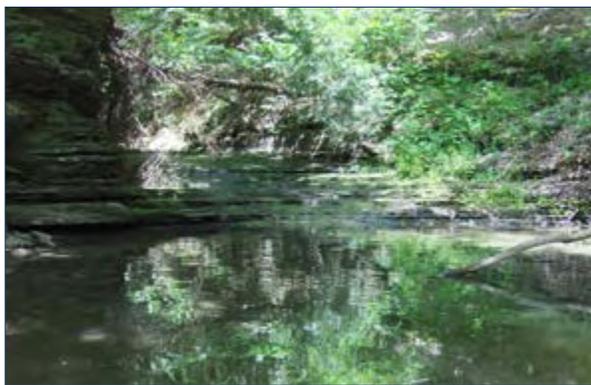
The Tompkins County Conservation Plan www.tompkins-co.org/planning/nri/documents/Tompkins_County_Conservation_Plan09-24-07.pdf contains specific information about natural areas in Newfield the County has identified as a focus. Information about Unique Natural Areas can be found at Town Hall.

TC EMC is currently updating the list, last updated in 2000. UNA status does not confer special protection on an area, but may suggest areas that may benefit from protection (see *Goals and objectives*). In addition, Table 3.1 suggests site-specific actions for each UNA within Newfield.

Newfield also contains three of the fourteen Natural Features Focus Areas included in the 2007 Tompkins County Conservation Plan: Van Buskirk Gulf, Wildlife Area, and The Gorges (see *Map 2: Natural Features*). Together with agriculture, Newfield's diverse natural areas give the town the rural and scenic character valued by most of its residents.

The ownership of these lands varies just as much as the landscape itself: from State and County government to Cornell University and Ithaca College; from The Finger Lakes Land Trust to Greensprings Cemetery Association. But the majority of the forests and natural areas are owned by private non-industrial landowners; most are Newfield residents, but many are non-residents from other communities throughout the US. This diversity adds to the richness of Newfield's landscape and culture.

About 30% of Newfield's forests and natural areas enjoy some level of protection (see *Table*



Connecticut Hill Wildlife Management Area (NYSRHP)



Cross Country Skiing is a valued activity in Newfield. (J. Green)

3.1). This is largely due to the fact that the town contains a significant portion of Connecticut Hill Wildlife Management Area (the largest wildlife management area in New York State) as well as several state forests. Most of Newfield's largest county-designated UNA 164, is contained within Connecticut Hill WMA. However, a significant percentage of the acreage of the smaller unique natural areas, as well as a substantial proportion of Audubon-designated Important Bird Areas fall outside of the currently protected spaces. All of these lands are captured in the "Natural Features Focus Areas" identified by Tompkins County as priority areas for protection.

Since 1950 the world's population has tripled.⁸ Consequently, global pressures influenced by changes in industry, technology and energy use, threaten every town's ability to maintain a healthy balance between protection, stewardship, management and development. Notably, much of Newfield's natural areas have begun to recover from the agricultural deforestation of the 1800's. However, many Newfield natural areas are at risk of fragmentation from development.

In addition, there are now a number of native and introduced forest pests that are threatening the very fabric of our forests and natural areas.⁹ "Invasive Species are non-native species that can cause harm to the environment and human health. As a threat to our biodiversity, they have been judged second only to habitat loss."¹⁰

“ Increasing rates of land development threaten to fragment the landscapes we value, and undermine the natural, recreational, economic, and aesthetic benefits they provide.”

-Tompkins County Conservation Plan

Table 3.1: Unique Natural Areas Partially or Wholly Within Newfield

No.	Name	Description	Threats id'd by TC EMC	Site-specific actions	Other Notes
148	Cayuga Inlet Parnassia Fen	Hillside seep containing diverse vegetation and habitat, scenic views, wetlands	Widening of highway, disturbance by visitors	Continue to stress importance of site to NYS DEC and highway department	Partially within Cayuga Inlet Conservation Area
163	Fisher Old-Growth Forest and Inlet Valley Slopes	Old-growth forest on a hillside with marsh and sedge meadow bottomland. Diverse tree species, scenic, wetland		Consider preserving forest slopes above or surrounding properties	Within a Cornell natural area
164	Connecticut Hill	Dominated by forest, shrub thicket, and fields on abandoned ag land. Birding, diverse plants and animals, and many other values		Continue working and communicating with state agencies	Mostly within Connecticut Hill WMA
165	Carter Creek Preserve	Quality plant community, old-growth forest, diverse animals, wetlands	Continued logging may threaten habitat	Continue working and communicating with Cornell University	Mostly within Cornell Carter Creek Preserve
166	Key Hill Swamp Preserve and Seven Springs Swamp	Mosaic of deciduous and shrub swamp, marsh, and wet meadow with birding, diverse plants and animals, wetlands, historic value	Beaver flooding and wetland filling	Keep open communication with landowners, manage beaver activity, consider multi-use trail on P&SB Railroad ROW in cooperation with interested landowners	Part of UNA regulated under NYS Class 2 Freshwater Wetland
167	Swamp West of Key Hill	Wetland shrub thicket and forested wetland with diverse vegetation	Beaver flooding and wetland filling	Keep open communication with landowners	Part of UNA regulated under NYS Class 2 Freshwater Wetland
168	Cayuga Inlet Gorge, West Branch	Narrow gorge with many springs and small springs, geologic and scenic importance, historic value	Logging and garbage dumping	Keep open communication with landowners, consider multi-use trail, education and outreach	
169	Piper Road Fen	Peat bog with diverse vegetation and habitat		Continue working and communicating with IC and landowners	Near IC Natural Resource Reserve
170	Van Buskirk Glen	Steep-sided gorge with quality plant communities, diverse animals, and old-growth forest	Use of road by heavy trucks spreading dust and damaging bridge, possible garbage dumping	Consider routing trucks and heavy equipment away from bridge on Van Buskirk Gulf Road, continue working and communicating with IC	Partially within IC's Bob Robinson Preserve
189	West Danby Creek, South Branch Woods	A ridge with diverse plants, scenic value, and historic value	Garbage dumping and cutting of firewood	Control illegal garbage dumping and work with Town of Danby	Partially within Town of Danby
190	Cornish Hollow Swamp	Forested upland on an esker running along a forested swamp containing diverse plants, wetlands, scenic value	Possible logging	Keep open communication with landowners	Part of UNA regulated under NYS Class 2 Freshwater Wetland
191	Auger Hole	Steep-sided glen with springs and creek, diverse plants, geologic importance, old-growth forest	Possible logging or widening of private road	Continue working and communicating with NYS DEC	Partially within Cliffside State Forest
192	Pony Hollow Creek Marshes and Swamp	Marsh, swamp, and open water with quality plant community		Continue working and communicating with NYS DEC	Most of UNA regulated under NYS Class 2 Freshwater Wetland, partially within Newfield State Forest

Outdoor Recreation

The large amount of public land in Newfield offers a wide variety of outdoor recreational opportunities (see *Table 3.2 and Map 3: Parks and Natural Areas*), but publicity, ease of access, signage and trail marking are among the issues that will need to be addressed to increase public awareness, appreciation and appropriate use of these lands.

Trails are a key element of access. The Finger Lakes Trail (which has sections coinciding with the North Country National Scenic Trail¹¹) winds through Connecticut Hill WMA, and several potential new and interesting trail routes have been identified by the county.

In cooperation with landowners, it might be feasible to complete these trails:

- Newfield Hamlet to Enfield Center along abandoned railroad bed
- Chaffee Creek Valley to Conn Hill WMA, where it would join to FLT in two locations, forming a wilderness trail loop
- Gorge along Newfield Depot Rd
- Trails to and around the Hamlet of Newfield including the Covered Bridge



Finger Lakes and North Country trail markers

Table 3.2: Protected or Public Lands

Site	Total Acres	Acres in Newfield	Ownership	Property Tax	Public Access
Connecticut Hill WMA www.dec.ny.gov/outdoor/9331.html	11,045	5,747	NY DEC	Nontaxable	Y
Cliffside State Forest www.dec.ny.gov/lands/64162.html	977	303	NY DEC	School only	Y
Newfield State Forest www.dec.ny.gov/lands/64153.html	1,552	1,552	NY DEC	School only	Y
Tompkins County Forest http://www.tompkins-co.org/planning/Rural%20Resources/	478	478	Tompkins Co	Nontaxable	Y
Arnot Forest www.arnotforest.info	4,075	1,324	Cornell	Nontaxable	Y
Carter Creek Natural Area www.cornellplantations.org/our-gardens/natural-areas/carter.creek	426	426	Cornell	Nontaxable	Y
Fischer Old-Growth Natural Area www.cornellplantations.org/our-gardens/natural-areas/fischer	41	41	Cornell	Nontaxable	Y
Bob Robinson Preserve www.ithaca.edu/naturallands/robinsonpreserve	77.05	77	Ithaca College*	Nontaxable	Permit needed
Natural Resource Reserve www.ithaca.edu/naturallands/icnrhistory/	48.1	48	Ithaca College	Nontaxable	Permit needed
Cayuga Inlet Conservation Area www.flt.org/protected_lands	117	81	Finger Lakes Land Trust	Nontaxable	Y
FLLT Conservation Easements (3)	264	264	Private	Fully Taxable	N
Newfield Municipal Park	20	20	Town of Newfield	Nontaxable	Y

* Finger Lakes Land Trust owns a conservation easement that makes up part of the Bob Robinson Preserve.

Table 3.3: Public Use of Protected Lands

Site	Primary Opportunities for Public Use					
Connecticut Hill Wildlife Management Area						
Cliffside State Forest						
Newfield State Forest						
Tompkins County Forest						
Arnot Forest						
Carter Creek Natural Area						
Fischer Old-Growth Natural Area						
Bob Robinson Preserve						 permit only
Natural Resource Reserve						 permit only
Finger Lakes Land Trust						

Key to Table Symbols

-  Wildlife viewing
-  Non-motorized
-  Snowmobiles
-  Hunting (some are bow hunting only)
-  Fishing
-  Research and Education

Notes

1. "Climate in Newfield, NY" Sperling's Best Places. www.bestplaces.net/climate/city/new_york/newfield
2. Tompkins County, 2001. "Tompkins County Natural Resources Inventory." www.tompkins-co.org/planning/nri/inventory.pdf
3. Tompkins County Council of Governments, 2012. "Community Impact Assessment: High Volume Hydraulic Fracturing." www.tompkins-co.org/tccog/gas_drilling/TCCoG_Community_Impact_Assessment_12-15-11%20Final.pdf
4. Tompkins County, 2001. "Tompkins County Natural Resources Inventory."
5. NYS DEC, n.d. "DEC Environmental Navigator." www.dec.ny.gov/imsmaps/minerals/viewer.htm
6. NYS ECL Article 23, Title 27 and regulatory law 6NYCRR Parts 420-425.
7. Tompkins County, 2001. "Tompkins County Natural Resources Inventory."
8. National Geographic, January 2011, v.219 No. 1, pg. 32-69
9. Town of Newfield Comprehensive Plan Inventory.
10. NYS DEC, 2013. "Nuisance & Invasive Species" www.dec.ny.gov/animals/265.html
11. National Park Service, n.d. "North Country National Scenic Trail." www.nps.gov/noco/index.htm

Goal 3.1: Protect the integrity of forestlands and other natural areas and pursue permanent protection for special lands via buyer/seller agreements

Objectives	Related Action	Action Text
3.1a. Develop ways to guide development away from areas characterized by significant environmental constraints such as steep slopes and/or sensitive environmental resources.	1	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
3.1b. Employ a range of natural area preservation and protection strategies appropriate for Newfield, researching conservation easements, land trusts, and tax incentives/disincentives.	20	20 Create a Natural Areas Working Group to protect Newfield’s natural resources through researching, educating, marketing, fundraising, and volunteer coordination
3.1c. Identify, map, and protect the integrity of areas identified by the State, County or Town of Newfield as having unusual value or being of special concern, including critical viewsheds, slopes, or other areas.	20	20 Create a Natural Areas Working Group to protect Newfield’s natural resources through researching, educating, marketing, fundraising, and volunteer coordination

Goal 3.2: Promote Knowledge, Pride and Stewardship in Newfield Residents

Objectives	Related Action	Action Text
3.2a. Create and maintain a central data bank to hold key information and make it easily accessible to Newfield residents.	20	19 Build a stronger network between the Tompkins County Workforce Investment Board, Newfield Central School District, the Town, and other stakeholders promoting youth and adult education
3.2b. Hold periodic educational events on forestry, agroforestry, conservation and ecology topics, highlighting examples of good stewardship.	20	20 Create a Natural Areas Working Group to protect Newfield’s natural resources through researching, educating, marketing, fundraising, and volunteer coordination
3.2c. Coordinate with the school district and other organizations such as scouts to ensure that school-aged children are educated experientially about forestry, agroforestry, conservation, and ecology topics.	19	23 Create a plan to support, market, and expand tourism and outdoor recreational activities
3.2d. Maintain a pro-active approach to the problems of invasive species, mapping and distributing information to landowners.	20	23 Create a plan to support, market, and expand tourism and outdoor recreational activities
3.2e. Increase accessibility and use of forest and natural areas for recreational purposes, including mapping, creation of trails, and creation of a friends of state forest group.	23	23 Create a plan to support, market, and expand tourism and outdoor recreational activities

Chapter 4: Water, Stormwater, and Wastewater

Water resources are frequently plentiful in New York State and therefore, often taken for granted. However, quality of available water is just as important as quantity. Water is the universal solvent. Hence, it can carry many microbes and chemicals that are toxic when consumed. Since water flows throughout the ecosystem, actions taken at one location can easily have effects at other locations many miles away. The Town of Newfield has the highest point of land in Tompkins County, and is located on the divide between the Chesapeake and the Great Lakes Watersheds. Therefore, we have a tremendous responsibility for protecting our water resources.

Water resources include surface water, groundwater, and wetlands. Surface water consists of streams, creeks, lakes, and ponds. Groundwater is water that is stored in the underground spaces between deposits of sand, gravel, and silt, and in the cracks in bedrock. An aquifer is a groundwater deposit that can be expected to yield significant quantities of water to wells. Areas where precipitation and surface water infiltrate these aquifers (such as losing streams) are called recharge areas and are important to the protection of groundwater quality and quantity. Wetlands include land areas that are inundated with water year round, or may be dry part of the year, but collect water seasonally.¹

Vision

Newfield will protect the integrity of its water resources for the health, economic vitality and enjoyment of all residents and other stakeholders downstream. We will account for future growth, and will consider the effect our decisions have locally and on the greater ecosystem in Tompkins County and beyond. The quality and abundance of our water is vital to the health and well-being of all living things. Therefore, Newfield supports efficient, responsible, and sustainable use of our water resources.

Key Points

- Studies of Newfield's three aquifers will not be completed until at least 2018.
- Existing state and federal regulations leave some gaps for adequate protection of our water supply including private water supplies, wetlands under 12.4 acres, and financial restraints affecting oversight.
- Little is known about private water well recharge and the effects development has on these water supplies.
- New technologies, such as unconventional gas drilling, are presenting unique issues regarding water resource protection, and, therefore, baseline testing is critical.
- Since Newfield is largely undeveloped compared to other Tompkins County towns, we have the advantage of being able to protect a relatively untainted and unstressed water supply.

Public Opinion

In the 2010 Newfield residents' survey, over 90% of respondents valued regulation to ensure clean air and water. Though three quarters of the respondents had private wells, only about 24% would like to be on the public water system. Half of respondents who are on public water listed some kind of problem including minerals and hardness, taste, color, and odor. Notably the same number of respondents on private water indicated water problems including pathogens and contaminants, color, taste, odor, hardness, minerals and flow. Only 11% of respondents were on public sewer and about a quarter listed some problems including backup, outgassing and cost. Public input also revealed a concern for and need to understand certain perceived "cancer clusters" in Newfield and any connection to water issues.

i Information about public water and sewer can be found in Chapter 5 on p. 35.

Inventory and Analysis

Aquifers

The Town of Newfield lies above three aquifers, the dynamics of which are only partially understood at this point. Understanding our aquifers is critical to protecting our water supplies and the water supplies of those downstream from Newfield. The need to understand how development may affect the ground-water resources in an area will increase as population in Tompkins County spreads from urban into rural areas.² “Once an underground aquifer is contaminated, it is all but impossible to clean it up. The best that can be done is to identify as many of the contaminants as possible and develop long-term strategies for managing and living with the risks.”³

Since 1980, the U. S. Geological Survey in partnership with the New York State Department of Environmental Conservation and local municipalities has been completing a series of hydrogeologic appraisals of Primary and Principal aquifers in Upstate New York. The studies are unique to each aquifer and generally include investigation of surface/groundwater interaction and groundwater movement and vulnerability.⁴ These reports help municipalities evaluate the potential effects of industrial activities such as gas drilling and hydraulic fracturing operations along with providing a foundation for wellhead protection programs, water-resource management and planning decisions, and groundwater



Falls at Treman State Park (NYSOPRHP)

remediation activities (see Table 4.1: *Newfield Aquifer Studies*). Although Newfield did not need to contribute financial resources for the first study, current and future studies (even partially within Newfield) require a local contribution of 40% leveraging Federal funding.

Our town contains both confined (artesian) and unconfined aquifers. Confined aquifers are covered by relatively impermeable sediments such as silt and clay and are less sensitive to contamination than unconfined aquifers, which are covered with permeable materials that allow substances to migrate through. Aquifer recharge areas, the places where water percolates through the soil to the aquifer, can be blocked by pavement or buildings. In critical recharge areas, pavement and building footprints should be minimized if possible.

Table 4.1: Newfield Aquifer Studies

	Location	Onset of Study	Projected Completion Date	Important Notes
1	Cayuta Creek & Catatank Creek Valleys (Pony Hollow)– Chesapeake Watershed ⁸	2009	2012	Report available online.
2	West Branch of Cayuga Inlet and Fish Kill Valleys ⁹	2011	2017	Contain both confined and unconfined aquifers. Primary sources for Hamlet of Newfield, homeowners, farms and small businesses in the valleys.
3	Upper Cayuga Inlet Trough Valley	Post 2017	Unknown	In Newfield and Danby, so a collaborative effort will be needed. Financial restraints will require Aquifer Study 2 to be completed first.

Wetlands

“Wetlands (swamps, marshes, bogs and similar areas) are areas saturated by surface or ground water sufficient to support distinctive vegetation adapted for life in saturated soil conditions.”⁵ Prior to 1975, the wide-ranging value of wetlands was not understood, and New York lost nearly half of its wetlands to filling and draining. We now know that wetlands have extensive valuable benefits including: flood and storm water control, filtering pollutants and recycling nutrients, and surface and groundwater protection and recharge. NYS DEC classifies the level of benefit of wetlands greater than 12.4 acres or of significant importance, and it regulates any land uses that may affect them. Newfield contains a significant classified wetland near Test Rd. in the Fish Kill and Cayuga Inlet West Branch Aquifer along with several smaller classified wetlands. Non-classified, small wetlands are identified on the *National Wetlands Inventory* (see Map 2: *Natural Features*).

Vernal Pools

Vernal pools are small, temporary pools which dry regularly. Some animal species depend on vernal pools during the reproductive cycle of their lives and therefore, for survival. In 2009, two vernal pools were constructed on the Town’s property on Van Kirk Rd. by the Upper Susquehanna Coalition. The number of these pools is

i More information is available at the NYS DEC Wetlands website at www.dec.ny.gov/lands/4937.html.

declining state wide due to minimal protection for these small wet areas. A brochure is available at the Town Hall regarding these vernal pools.

Streams

The headwaters of many streams are located in Newfield, both year-round and intermittent, which flow either into the Cayuga Lake (Great Lakes) Watershed or the Susquehanna River (Chesapeake) Watershed. Having the highest point in Tompkins County, what we do has a profound effect on those living below us. Since 2009, the Town of Newfield has contracted with the Community Science Institute (CSI) to provide two types of water monitoring services for the Cayuga Inlet (see Table 4.2: *Monitoring in/around Newfield*). In 2012, Tompkins County received funding to do a limited amount of a third type, “Red Flag Monitoring,” which already takes place south of the County.

The Town of Newfield regularly participates on the board of the Cayuga Lake Watershed Intermunicipal Organization (CLWIO). This organization provides information and resources specific to municipalities. This is part of its implementation of the comprehensive Restoration and Protection Plan which was created by the CLWIO several years ago. They are involved in the Floating Classroom, stream restoration projects, and roadside restoration projects.

! CSI is a not-for-profit organization dedicated to protecting communities’ water resources.

Table 4.2: Monitoring in/around Newfield

Type	Description	Period
Synoptic Samples	Sample water to assess water quality in general with particular emphasis on agricultural and developmental impacts.	5 times per year, including one stormwater event, requiring about 4 hours per session.
Biological Monitoring	Annual collecting, processing, and analyzing aquatic organisms to determine the health of the biological community in Cayuga Inlet	Annual
“Red Flag Monitoring” (Not currently in Newfield)	Field measurements of temperature, pH, dissolved oxygen, conductivity and total hardness to establish a baseline profile and document the impacts of the shale gas industry on streams and lakes.	Monthly

To become a volunteer for any of the 3 projects, an individual or group needs to contact CSI directly. All positions require different types of training.



Constructed vernal pool in the Van Kirk parcel

Floodplains

The area surrounding Upper Cayuga Inlet which follows Route 34/96 from West Danby to the confluence of the West Branch of Cayuga Inlet is designated as a 100-year floodplain (see *Map 15: Development Constraints for floodplains*). FEMA produces Flood Insurance Rate maps which delineate these designated areas. These designations may change over time due to changes in groundcover, development and climate change. Areas in a 100-year floodplain have developmental restrictions.

Private Water Systems

Only 10% of New York State residents use private water supplies. This is in sharp contrast to the fact that 75% of Newfield residents use private water supplies which rely on groundwater. In some situations, particularly on the hills, it is hard to find adequate veins to supply enough water and the water may contain undesirable minerals. Many of the private wells in Newfield are over 200' deep. No permit is required by the landowner himself. However, businesses that conduct "water well drilling activities" within the State are required to register annually with NYS DEC. A National Groundwater Association exam certified supervisor must be present on-site during any well construction or repair. They must follow DEC regulations.⁶ Wells must be located 100 feet from septic components and 50 feet from a septic tank. Private owners must maintain the condition of their wells or springs regularly and reduce or eliminate possible sources of

pollution. Wells no longer in use should be closed properly. Additional rules and regulations for private wells recently developed by The New York State Department of Health were not adopted by Tompkins County due to prohibitive costs.

Most land lease communities on the southeast side of Route 13 are part of Newfield's Water Districts. All other manufactured home parks have private water and sewer. Any development with more than 5 units and a population between 25 and 1000 must have a Class C system developed by an engineer and approved by the health department.

Private Sewer Systems

Private sewer systems are regulated by the Tompkins County Health Department. A one-acre plot of land is required, and it must be installed 100 feet from a water well.

Stormwater Management

"The Town of Newfield has extensive water and wetland resources that make a substantial contribution as they drain north to the Cayuga Lake Watershed and... south into the Susquehanna River and eventually into the Chesapeake Bay Watershed."⁷ (see *Map 4: Watersheds*) Stormwater runoff can be a significant threat as it carries sediment and pollutants (such as petroleum products, pesticides, and other toxic chemicals) into water bodies including aquifers. Stormwater runoff can exacerbate the erosion of hillsides, stream banks and streambeds, and can clog downstream water bodies with debris.

Since the 1980s, the U.S. Environmental Protection Agency (EPA) has recognized the significant contribution that stormwater runoff makes to the degradation of water quality throughout our



Private wells are used by many Newfielders.

i For more information, see "Water Quality Information for Consumers"
<http://waterquality.cce.cornell.edu/supply.htm>

country and globally. NYS DEC, as New York's permitting agency for the EPA, considers Newfield as part of Ithaca Urbanized Area's "Municipal Separate Stormwater System" (MS4). Part of the reason for this designation is that the southern portion of Cayuga Inlet is impaired with sediment, phosphorous and pathogens. The "Stormwater Management Plan" and Local Law 2-2007 are part of compliance with federal and state MS4 regulations. Therefore, the DEC requires several permits for any activities with potential to affect stormwater. NYS DEC's goal is to keep stormwater in the aquifer upon which it arrives.

Currently, the Resource Conservation Specialist for the Tompkins County Soil and Water Conservation District is the the Stormwater Management Technical Advisor for the Town of Newfield. This person works closely with the Code Enforcement Officer (CEO) for the Town, reporting stormwater issues and ensuring compliance with stormwater regulations.

Newfield's Stormwater Management Plan, developed as part of the stormwater program, was adopted in February 2011. This is a living document containing many action items supported by this Comprehensive Plan:

- Town membership in the Stormwater Coalition of Tompkins County (SCTC), which helps with grants and provides education and information on stormwater related programs, as well as regional training for municipal employees
- Outreach, such as Volunteer Water Quality Monitoring of the Cayuga Inlet and participation by Newfield 6th graders in the Floating Classroom
- Recruitment of a Stormwater Management Officer who addresses public concerns regarding stormwater management and compliance with the SPEDES general permit

Due to high costs, the Town of Newfield still has not adopted an Illicit Discharge Detection and Elimination Program as mandated by the DEC. However, Newfield did contract with Ithaca to conduct outfall mapping in Newfield in 2007

to save money and comply with requirements. Further implementation may require assistance of a volunteer committee.

Although State, Federal, and County regulations do a good job of protecting Newfield and downstream neighbors' water supplies, there are a few areas of concern (*see Table 4.3, p. 32*). The effect of unregulated development on Newfield's Aquifers is not understood. Additionally, wetlands under 12.4 acres are currently not regulated, and Newfield may want to consider how these may be protected without making development or farming too difficult for private landowners. Finally, current regulations do not protect water supplies against hazardous chemicals that could be potentially used by heavy industries.

Notes

1. Tompkins County, 2009. "Tompkins County Comprehensive Plan." www.tompkins-co.org/planning/compplan/5%20environment.pdf pg. 3
2. April 2011. "Geohydrology of the Valley-Fill Aquifer in the West Branch Cayuga Inlet and Fish Kill Valleys, Town of Newfield, Tompkins County, New York – Proposal." Located at Newfield Town Hall.
3. Pennigroth, Stephen, 2009. "Protecting Private Water Supplies Near Gas Well Drilling in New York State."
4. September 2004. "Sourcewater Assessment Report NY5404421." Pg.14. Located at Newfield Town Hall.
5. NYS DEC, n.d. "Wetlands," www.dec.ny.gov/lands/305.html
6. NYS DEC, n.d. "Water Well Program," www.dec.ny.gov/lands/4997.html
7. "Town of Newfield Stormwater Management Plan." Pg.2. Located at Newfield Town Hall.
8. Miller, T.S., and Pittman, L.M., 2012, "Hydrogeology of the Stratified Drift Aquifers in the Cayuta Creek and Catatunk Creek Valleys in Parts of Tompkins, Schuyler, Chemung, and Tioga Counties, New York: U.S. Geological Survey Scientific Investigations Report 2012-5127." 45p., 3 plates. pubs.usgs.gov/sir/2012/5127
9. April 2011. "Geohydrology of the Valley-Fill Aquifer in the West Branch Cayuga Inlet and Fish Kill Valleys, Town of Newfield, Tompkins County, New York – Proposal."
10. NYS DEC, n.d. "Real property Assessment as it Pertains to Wetlands." www.dec.ny.gov/lands/5129.html
11. NYS DEC, n.d. "Water Well Program."

! The Town of Newfield Stormwater Management Plan is viewable at Town Hall.

Table 4.3: Summary Current Water Protection

Wetlands over 12.4 acres	NYS Fresh Water Act	Any land use that will have an adverse impact on a classified wetland is regulated, with a few exceptions. Any landowner who feels they are constrained by the FWA can pursue a reduction in assessment and may be able to obtain a permit if they successfully show mitigation of negative effects. ¹⁰
Other Wetlands		No current regulations
Streams	NYS Fresh Water Act	NYS DEC classifies streams according to their water quality and regulates the disturbance of streams identified as protected.
	Newfield Local Law #2-2007	Adopted to comply with federal and state MS ₄ regulations.
Flood-plains	County	Areas in a 100 year floodplain have developmental restrictions.
Private Water Supplies (Wells)	County Health Dept.	<p>"Any business conducting 'water well drilling activities' is required to register annually within the State of New York." A National Groundwater Association exam certified supervisor must be present on-site during any well construction or repair. They must follow DEC regulations. Wells must be located 100 feet from septic components and 50 feet from a septic tank.</p> <p>Private owners must maintain the condition of their wells or springs regularly and reduce or eliminate possible sources of pollution.</p> <p>Wells no longer in use should be closed properly.¹¹</p>
Private Sewer Systems	County Health Dept.	A permit must be obtained from Tompkins County Department of Environmental Health when installing a new septic system. Property must be one acre and septic components must be 100 ft from any water wells.
Recharge Areas		No current regulations
Storm-water	The Stormwater Management Plan Local Law 2-2007	All construction activities disturbing one acre or more must include project plans and permitting to mitigate the adverse effects of erosion and sedimentation. Certain agricultural activities are exempted.

Goal 4.1: Protect and enhance the integrity of Newfield’s abundant and clean water

Objectives	Related Action	Action Text
4.1a. Seek funding and collaborate with Town of Danby and USGS for Upper Cayuga Inlet Trough Valley aquifer study.	20	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
4.1b. Utilize the aquifer studies to determine if current regulations protect the abundance and quality of water, especially in sensitive areas. Determine if certain types of high-impact development should be steered away from sensitive areas. Consider an Aquifer Protection Law.	1	
4.1c. Educate the community concerning water quality and water protection issues including opportunities for private water supply owners.	20	20 Create a Natural Areas Working Group to protect Newfield’s natural resources through researching, educating, marketing, fundraising, and volunteer coordination
4.1d. Encourage collaboration with Community Science Institute and others to monitor streams and water quality impacts and help provide financial aid and other options for private water supply owners to monitor quality.	20	

Goal 4.2: Ensure responsible discharge of stormwater originating in Newfield to the waters of the United States through General Permits compliance

Objectives	Related Action	Action Text
4.2a. Work toward accomplishing the goals of the Newfield Stormwater Management Plan, including recruiting a volunteer to be Stormwater Management Officer.	22	22 Identify a Stormwater Management Officer and implement Newfield’s Stormwater Management Plan
4.2b. Develop and pass a local law covering Illicit Discharge Detection and Elimination.	22	
4.2c. Secure grants and other funds to map outfalls and ditch discharge.	22	
4.2d. Work with regional agencies to identify and prioritize important subjects needing educational outreach. Include subjects related to septic system installation, maintenance and hazardous waste.	22	

Section 2: Services

Section 2 discusses the services residents and business owners in the Town of Newfield rely upon. These include services such as roads, recreation, education, healthcare, safety, and utilities from a variety of providers: the Town, the School District, the County and State, nonprofits and civic organizations, and private businesses. One of the Comprehensive Plan's purposes is to coordinate these distinct service providers, getting them all "on the same page" toward common goals.

Coordinated planning for these services is essential primarily because of a shared responsibility for residents' health and safety, but additionally because choices in how we provide services can influence how the Town develops. For example, during public outreach for the plan, small business owners felt the Town can help businesses thrive by providing or facilitating adequate services while maintaining competitive taxes and fees. In addition, professional community planners recognize that there's a link between smart investments in infrastructure and sustainable development patterns, resulting in a high quality of life for residents.

This section seeks the answer for the following questions about vital services:

- Is the service being maintained at an adequate level, and can it be maintained as the Town changes in the next twenty years?
- How can we provide the service cost-effectively and maintain financial sustainability?
- Does the service support the type of community the public values?

Most services provided by the County, the Town, and Newfield Central School District are funded partially through property taxes. Some Comprehensive Plan Survey respondents mentioned an appreciation of Newfield's relatively low property tax rate and affordable land. Therefore, a major goal of the Comprehensive Plan is to control costs for the long-term without sacrificing essential services. However, most services are not provided by the Town, such as internet



Newfielders are largely satisfied with Highway Department services. (Wikimedia)

or healthcare. Nevertheless, the Town may still take steps to encourage cost-effective service in these areas to all residents. These steps are suggested in each chapter.

The Services section also recognizes that residents will have to make trade-offs when living in areas further from the center of Town. Low-density housing on the periphery or in agricultural areas brings benefits such as rural solitude and expansive yards, but it also is more expensive for both the Town and private providers to maintain infrastructure and provide services to such areas. Following this, many objectives outlined in this section are to maintain essential services such as fire and police protection to everyone while educating perspective homeowners on the trade-offs of living in remote areas for non-essential services.

! The services discussed in this section come from a variety of providers and volunteers. The Comprehensive Plan suggests collaborating with these providers to achieve shared goals.

Chapter 5: Municipal Services

Providing quality services for a dispersed population challenges many New York State towns, including Newfield. Expenses such as healthcare benefits for employees and energy are increasing at a faster rate than municipal incomes, which are mostly dependent upon property tax. However, residents, businesses, and farms depend upon a tax that will not overburden them. Other sources of funding towns have traditionally relied upon are shrinking as well. Compounding this problem for rural communities are a disproportionately large, aging population with fixed incomes; a low population density to support spread-out infrastructure; and a lack of commercial centers that normally provide a large portion of a town's tax income. Newfield is in a good position to overcome these challenges through continued careful budget planning and cooperation with New York State, Tompkins County, and other organizations and volunteers.

Vision

Newfield will efficiently provide necessary services at the lowest cost possible for residents without sacrificing service level. Newfield will pursue strategies that decrease the cost of services without sacrificing quality or increase quality without increasing expense.

Key Points

- Newfield's public water and sewer system puts limits on future development and density considerations. Parts of this system will soon require expensive maintenance.
- Newfield has a relatively high proportion of tax-exempt land. Although this presents a financial challenge, parkland and open space requires fewer services than residentially developed land.
- Newfield has a relatively competitive tax rate compared to other Tompkins County towns. However, costs for services have been growing and state and federal aid has been decreasing.



Newfield Town Hall

Public Opinion

In the mail-in and online surveys, many respondents cited low or affordable taxes as part of the reason they moved to Newfield or what they like best about Newfield. The counterpoint to low Newfield taxes are high New York State taxes: 30% of 51 comments received in answer to "Please share the reason if you're planning to move out of Newfield" were about New York State taxes, the most cited reason. A related concern was the amount of tax-exempt property in Newfield.

Half of respondents who are on public water listed some kind of problem including minerals and hardness, taste, color, and odor. Only 11% of respondents were on public sewer and about a quarter listed some problems including backup, outgassing and cost. This was discussed at the August 2011 Facilitated Meeting, where participants supported exploring options for upgrade and expansion. Business owners attending the January 2012 focus group stressed the need for quality public water and other infrastructure planning for their business. Opinions related to other public services are discussed in later chapters.

Inventory and Analysis

Town Hall Services

Town Hall provides licensing, animal control, traffic control, parks and recreation, town planning, safety inspection, town courts, and code enforcement. These services are funded through property taxes, fines and fees, state aid, and miscellaneous revenue. It also distributes funding for library, historical society, and celebrations, which is discussed in detail in the following chapters.

Newfield's Code Enforcement Officer enforces:

- Building codes as set forth by New York State
- Fire codes as set forth in Newfield Ordinances
- The Solid Waste Law prohibiting dumping anywhere but licensed sites
- The Stormwater Ordinance that applies to site disturbances over one acre
- Inspection of buildings reported as unsafe or collapsed

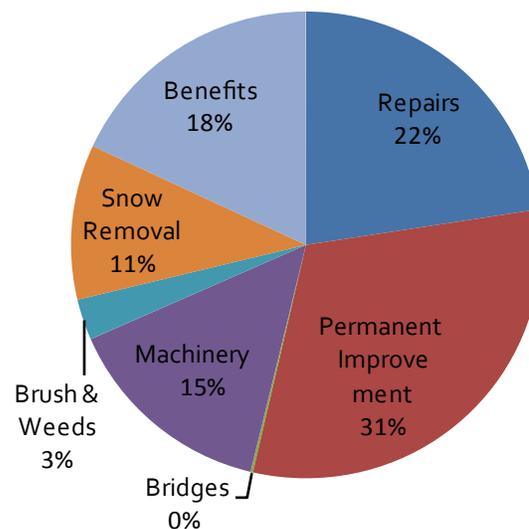
36% of survey respondents considered enforcement relating to solid waste dumping and junkyards as inadequate, the second highest service rated as inadequate in the survey. This has negative health, quality of life, and property value impacts. Although there is a fine attached to illegally dumping solid waste, this ordinance is difficult to enforce without eye witnesses or information such as discarded mail in the waste.

The code officer and Town Clerk also assist with land use permits. Regulated land uses that require permits from the Town Board include: New and existing signage, junkyards with more than two nonfunctioning automobiles, mobile home parks, adult entertainment facilities, communication towers, and wind energy facilities.

Highway Department

The Highway Department maintains town roads, including snow and brush removal. Its largest expense is related to "permanent improvements," largely representing the direct costs of repair and maintenance of town roads. The Department's 2012 budgeted expenses were \$1,220,685, but it has \$150,000 of aid from New York State budgeted (see Chapter 7 on p. 55).

Figure 5.1: Highway Department Budget, 2012



Recreation Department

The Recreation Department's 2012 budgeted expenses were \$94,919, but it has budgeted \$57,495 of charges, anticipated fundraising, and United Way grants to partially offset these costs. (see Chapter 6 on p. 42).

Street Lighting District

The Street Lighting District's anticipated expenses are \$17,000.

Fire District

The Fire District's anticipated revenue is \$345,252 for 2012 (see Chapter 10 on p. 78).

Solid Waste

In Newfield, solid waste collection and recycling are not handled through the Town, but rather through private businesses, and it is usually done in a very efficient manner. However, Tompkins County Solid Waste has control over some aspects of waste collection and recycling. A centralized recycling drop off bin for those unable to have pick up at their residence would be helpful. As the Town of Newfield moves toward a more sustainable community, education concerning the cycle of waste is important. The school system is already moving forward with students and staff regarding reducing the use of resources, waste, recycling and composting. However, the community must also be educated.

Table 5.1: Newfield Water Districts

	Water District #1	Water District #2
Established	1968	2006
Source	106' deep artesian well which is located in the valley-fill aquifer in the West Branch of Cayuga Inlet Valley at Pine Circle. It's treated with chlorine and chlorine compounds.	Water District #1, as Upper and Lower Cayuga Inlet Aquifers were determined to have less accessible water and negative issues with Barium. Two "usage necessary" backup wells were drilled in same aquifer as the 1968 well.
Tank	200,000 gallon storage tank on Trumbulls Corners Rd. which refills on demand	150,000 gallon tank at the north side of the intersection of North Main Street and Rt. 13. 308,000 gallon tank at Shelter Valley

Public Water System

The Town of Newfield has two water districts (see Table 5.1: Newfield Water Districts).

All water flow from the tanks to users is gravity fed. A full time Water and Sewer Systems Supervisor operates and maintains the system. A September 2004 study found the sensitivity of the Pine Circle well to chemical and microbiological contaminants to be high. Based on low current sources of contamination in the area, the susceptibility to various contaminants was most often rated medium-high.¹ Wellheads and tanks are securely protected. However, Town staff has concluded that a new well will need to be drilled when the 1968 pump reaches the end of its useful life, adding to replacement expense (see Map 5: Water and Sewer).

As Table 5.2 shows, there is no current concern about abundant water supplies from the existing wells. The system could support hundreds of additional households. Several upgrades are currently planned:

- The Trumbulls tank is in need of repair estimated at almost the cost of a new tank, so a new tank is proposed on Van Kirk Rd. Eventually, the Trumbulls Tank will be repaired or replaced to provide backup.
- In July 2012, an independent state audit discovered that the majority of the meters are no longer working and need to be replaced. The money to finance meter replacement will be secured through a public bond.
- More than half of survey respondents had water quality problems including color, hardness, and odor. The recently adopted three-year cleaning schedule of all water tanks has helped these issues. Future replacement of the 1968 water mains will also reduce sediment problems.

Table 5.2: Use/Capacity for Both Districts Combined

Current Use	150,000 to 200,000 gal/day in total
Design Capacity	196,000 gal/day average, 294,000 gal/day maximum
Capacity as determined by the TC Health Dept	2300 people
Available to	Any household or business in water district boundaries
Currently connected	390 households/businesses (compared to 186 wastewater hook-ups) Including Newfield Central School (largest user)
Fee	Installation fee and flat quarterly charge
Limit	15,000 gal/quarter

Public Sewer System

Newfield has operated a public septic system since 1984. A full-time licensed Water and Sewer Supervisor operates and maintains the system. 189 homes and businesses (less than 1% of Newfield homes and businesses) including Newfield Central School are connected to the system. Each participating facility must pay a quarterly fee and maintain its own septic tank regulated by Tompkins County Department of Environmental Health on a minimum of ¼ acre. Wastewater is transported through a collection system including pumps and gravity flow to a leach field treatment facility. Sewer use is not metered, but any excessive use would be caught at the water meter. The current facility exceeds 95% of the permitted 30,000 gal./day flow limit. This means no additional septic installation will be authorized at this time.

In a 2010 study, Newfield was not deemed a potential development area for at least 5-10 years. "The Hamlet of Newfield presently lacks immediate access to treatment capacity... and may require significant investments of public funds to construct new or replacement treatment facilities and extensions of the sewer system."² Newfield's sewer system shapes development, allowing greater density. Extending sewer service to new areas would encourage development in those areas. However, the most cost-effective method of increasing capacity to achieve the Comprehensive Plan's goals is currently uncertain. Further discussion and study is recommended to explore options, costs, and develop consensus (see Map 5: Water and Sewer).

Town Revenue and Expenditure

The typical Newfield resident pays property taxes to several jurisdictions: The Town of Newfield, Newfield Fire District, Newfield Central School District, and Tompkins County. Although the Town is not in control of three of these four jurisdictions, it must make decisions in concert with them. Table 5.3 compares combined county and town tax rates in dollars per thousand of assessed value for Tompkins County towns. Newfield is near the median of Tompkins County towns.

However, when comparing tax rates among municipalities, tax rates tell only part of the story. Average assessed values vary from town to town, so a house in Newfield might be assessed at a lower value than a comparable house in Lansing. In 2011, the combined tax rate in Newfield for those living in the Newfield school district was near the median of all municipality/school district combinations in Tompkins County, but because Newfield's average assessment is relatively low, the average actual tax expense per household was among the lowest.

! The combined average property tax expense of Newfield Town and School was 21st out of 28, and most lower average expense areas are in school districts outside Tompkins County.

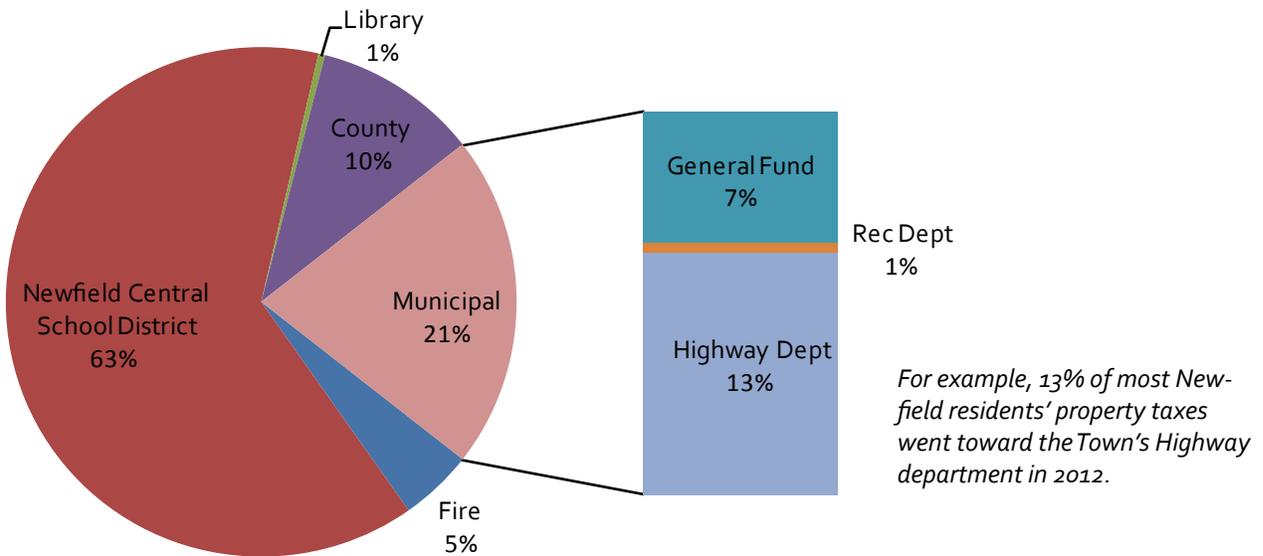
These rates do not count water districts, nor do they include special exemptions such as the New York State School Tax Relief Program (an exemption of school taxes for owner-occupied homes: see www.tax.ny.gov/pit/property/star/index.htm).

Table 5.3: 2012 Combined Tax Rates in Tompkins County (\$ per \$1000 assessed)

Town	Tax rate (Inc. fire + county, not inc. school)	Average Tax Bill (Inc. fire, county, and most common school dist.)
Caroline	11.37	(Ithaca Sc Dist) \$4,090
Danby	11.85	(Ithaca Sc Dist) \$4,908
Dryden	9.68	(Dryden Sc Dist) \$4,909
Enfield	10.01	(Ithaca Sc Dist) \$3,446
Groton	11.01	(Ithaca Sc Dist) \$6,464
Ithaca (Town)	13.06	(Ithaca Sc Dist) \$6,464
Lansing	9.03	(Lansing Sc Dist) \$6,582
Newfield	10.61	(Newfield Sc Dist) \$3,669
Ulysses	9.08	(Trumansburg Sc Dist) \$5,123
Ithaca (City)	19.61	(Ithaca Sc Dist) \$6,882

Figure 5.2: Breakdown of Property Taxes Most Newfielders Pay, 2012

Figure 5.2 breaks down the property taxes that most Newfield residents pay, excluding exemptions and water districts. Municipal property taxes go into three "bins," the general fund, the recreation department, and the highway department.



» **Budgets 2008-2012**

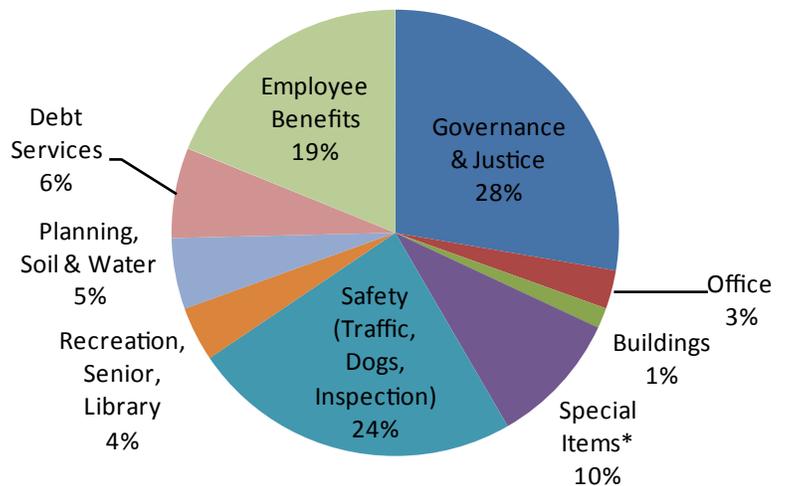
The Town's budget committee creates an annual budget based on expected expenditures and revenue, which is then voted upon by the Town Board. Budgets are publicly available at Town Hall. In addition to its regular budgeting of operation expenses, the Town is creating a five-year capital plan to guide and prioritize large, one-time expenses starting in 2013.

At this time, there are many equipment expenses for the water districts and highway department that have yet to be funded. The Comprehensive Plan supports:

- Ensuring that capital expenses advance the goals of the plan, and
- Analyzing short and long-term costs and benefits of expenses as fully as possible.

Figure 5.3: General Fund Budgeted Expenses, 2012

Most of the general fund goes toward salaries and expenses related to governance, justice, and safety. Planning, recreation, building, and office expenses are relatively small expenses.



*Special items includes unallocated insurance, municipal association dues, judgments, and contingency.

Figure 5.4 shows the change in the amount of local tax revenue dedicated to each department. Drivers include increases in highway to cover shortfalls caused by an increase in expenses in 2010 and an increase in general fund property taxes to offset lost state revenue in 2012.

Controlling taxes will require careful investigation of the forces driving expenses. However, as state aid drops and certain services become more expensive relative to inflation, the Town may need to raise taxes accordingly. The planning process did not identify any municipal services that could be cut entirely.

Notes

1. Source Water Assessment Report: "The New York State Department of Health contracted with various organizations to develop the assessment. This report resulted from a statewide program called the Source Water Assessment Program (SWAP) in which each source of water that is used for public drinking water is evaluated for possible and actual threats to its quality." This information is intended to assist the State, and owners and operators of public water supplies in protecting sources of public drinking water. The assessment evaluates the potential for contaminants to enter the groundwater pumped at well #2568154 under conditions existing at the time of the assessment. Source Water Assessment Report NY5404421, September 30, 2004, Pg.1, 5, 7, located at Newfield Town Hall
2. March 2010, "Countywide Inter-Municipal Water and Sewer Feasibility Study for Tompkins County." pp. 21-22, 38, 43. B16-B17. www.dos.ny.gov/lgl/publications/LGProjectReports/2007/TompkinsCountyFinalReport.pdf

Figure 5.4: Budgeted Tax Revenue, 2008-2012



Goal 5.1: Provide quality and satisfactory potable water to Water Districts and sewer service to the Hamlet and carefully consider expansions

Objectives	Related Action	Action Text
5.1a. Operate and maintain sufficient wells, tanks and related water distribution systems that supply Districts #1 and #2, including seeking funding for and building a new tank, new lines, and a backup tank.	8	2 Investigate and implement strategies to measure the impact upon and protect the Town’s resources and infrastructure
5.1b. Outline areas that may benefit from expansion or areas the district should not be expanded into to encourage cost-effective, low-impact development.	8	
5.1c. Research and consider an ordinance requiring any entities using hazardous chemicals to pay for baseline testing of municipal wells at least one year prior to onset of activity and for periodic testing thereafter.	2	8 Create a Public Works Committee to develop a long term plan for Town water and sewer services
5.1d. Research and pursue opportunities for expansion of the public septic system, which may include expansion or connection to the Town of Ithaca.	8	

Goal 5.2: Provide Services Cost-Effectively and Equitably

Objectives	Related Action	Action Text
5.2a. Investigate new or additional ways to share services with neighboring Towns and Newfield Central School District.	4	3 Align capital and operating budgets with Comprehensive Plan
5.2b. Ensure that the capital improvement plan advances the goals of the Newfield Comprehensive Plan.	3	4 Expand investigation and utilization of shared services between Town of Newfield, School District, County and other towns
5.2c. Create and maintain an up-to-date asset inventory of the Town, Water District, and Fire District assets. Consider coordinating with School District.	3	5 Oversee research on planning issues and updating and implementation of the Comprehensive Plan
5.2d. Look for ways to offset lost tax revenue from public and institutional lands.	5	

Chapter 6: Community Services

Community services such as education, recreation, and health are interdependent, critical functions of local governments for citizens in all life stages. Even though many different agencies provide these services, the agencies interact and work toward common goals, because each function reinforces the other. For instance, active recreational opportunities help create healthy communities. Health and education levels are correlated. Residents of all ages can learn skills through educational recreation.

In addition, there are countless ways in which quality human services affect the community: they attract a diverse population; they encourage civic and cultural engagement; they strengthen property values; and healthy, educated citizens create a vibrant economy from which everyone benefits. These services may begin with prenatal care and parent education and continue through to senior citizen health, recreation, and education services. Therefore, many agencies were consulted during the comprehensive planning process, and their goals were incorporated into the plan.



Newfield is fortunate to have a strong human services hub: Newfield Central Schools. Many other agencies contribute to the infrastructure: Newfield Public Library; Newfield Town Recreation Department; Cornell, Ithaca College, and TC₃; local childcare providers; Tompkins County Health Department; Cornell Cooperative Extension; and countless other nonprofit organizations, civic groups, public agencies, and individuals. This chapter begins with an identification of various demographic groups' needs, and then discusses how various agencies currently meet some of those needs. It concludes with steps agencies and citizens may take to meet additional needs and continue creating a healthy, engaged, educated, and enjoyable community. Although each agency makes decisions independently, the objectives in this chapter have been developed in coordination with relevant agencies.

Vision

Newfield will serve an aging population while continuing to attract young families. It will combine traditional values and history with knowledge and skills needed to work in a world economy. Recreation and cultural events available to every age and type of community member will facilitate a healthy sense of cooperative community spirit. Newfield will be home to a variety of self-sufficient and self-sustaining human service programs and community use facilities.

Key Points

- Newfield Town Recreation seeks to serve a greater range of ages with a larger variety of programs.
- Recreation facilities often have competing demands from different groups, and there is a need to improve use of current facilities and/or develop new facilities.
- Many Newfield agencies are working to increase the level of academic achievement and literacy for all age groups.
- The School's enrollment is projected to stay steady at around 800 students. This small size poses advantages and challenges.
- Adequate services for seniors and childcare beyond school for children 0-12 need to be a focus.

! Many of the health, recreation, and education needs of all types of families are already being met by the local and regional agencies, organizations, and nonprofits described in this chapter. The Comprehensive Plan recommends continued support of these agencies and expanded cooperation to meet additional needs.



Newfield Central Schools serve as a hub of the community. (NCSD)

Public Opinion

A diverse array of educational and recreational opportunities is important to most Newfielders. The public school system was among the top five reasons survey respondents live in Newfield, and many listed it as the top strength of Newfield. However, 11% listed the school system as "excessive." Similar to almost all local governments, the school is the largest portion of Newfield residents' tax bills. Another question dealt with the library, and four fifths of respondents were satisfied with its service, with less than 15% describing it as insufficient or excessive.

However, nearly a third of survey respondents considered services/activities for youth, adults, and senior citizens and adult education as "inadequate." Suggestions from both 1999's Visioning and the Comprehensive Plan meetings included seeking ways to provide a community center outside of school for youth, with recreational activities such as roller skating and sports. One response included, "We need a community center for youth/adult recreation activities. Gym space, skateboard park, ball fields, walking trails, fitness center, and picnic areas are just a few possible suggestions." In both the 1999 and the Comprehensive Plan outreach, teenagers expressed an active desire for local recreation opportunities such as bowling, a diner, or place to watch movies. This type of location might be provided by the community or the Town may attempt to attract private businesses.

However, funding for both construction and long-term maintenance are issues that would need to be overcome before proposals could be seriously considered, and other steps including efficient use of existing facilities for youth and adult programs should also be examined. In addition, visioning sessions have suggested a support for hiking and biking trails around the Town.

**“ It takes a village to raise a child!”
-2010 Survey Respondent**

Inventory and Analysis

Needs for a Changing Population

» Young Families

Newfield has the highest concentration of children under 18 in Tompkins County and the lowest median income in Tompkins County. In addition, more women are working, extended families are living farther apart, and many children are being raised in single parent homes. Newfield families have a demonstrated need for Pre-K, summer, and after-school childcare, extended health and dental care programs, coordinated youth development programs, and healthy recreation options to fit a variety of interests. Transportation to and from after school activities is a special problem in outlying areas of Newfield (see Chapter 7 on p. 55).

» An Aging Population

The proportion of Newfield's population over 64 is increasing. This segment of the population will need different types of services:

- Increased access to information about volunteer needs and services offered
- Local social activities and services for active seniors
- Transportation to medical facilities, including those outside of Tompkins County
- Senior-friendly infrastructure such as sidewalk curb cuts and crosswalks
- Handicap access to public places such as places of worship and town businesses
- Affordable housing for independent seniors
- Adult care for home bound seniors
- Housing with a higher level of care for seniors, especially a level of care between independent living and nursing homes

Some of these needs are easily met. Information can be shared by adding links to Senior services on the Town's web site, creating and maintaining a relevant Facebook page, and keeping a supply of brochures about Senior services in Tompkins County at places frequented by Newfield seniors (see Chapter 8 on p. 66). More complex initiatives require

i More information about Evenstart is at www2.ed.gov/programs/evenstartformula/index.html

community planning and coordination. For instance, additional affordable housing for independent seniors requires identification and securing of appropriate, buildable land. Funds must be identified and obtained, and the likelihood of success will be greatly improved by partnering with other agencies such as Better Housing for Tompkins County (see Chapter 11 on p. 85).

Preschool and Childcare in Newfield

Newfield is fortunate to have several quality programs available to children, ages 3 and above, which are located at the Newfield Central Schools. They include a Nursery School, a Universal Pre-K, and a Before and After School program. The Pre-K receives state funding, and no Newfield resident or NCS teacher pays tuition, and there is state-level discussion on extending it from half to full day.

Childcare for children from birth to 3 years is more unreliable because it is dependent on relatives, friends and certified day care providers in the community. Connection with these 0-3 year providers is mostly through word of mouth and the quality varies greatly. In addition, there is concern over the quality of supervision some children are receiving before and after school when parents do not enroll them in the school-site programs. Newfield has not had an Evenstart program since 2010 due to budget cuts, a program that worked with infants 0-9 months and their parents. Also, families with children with special needs may have increased difficulty finding appropriate daycare.

Though the school-site programs are good quality, there is some concern about the hours some children must spend at the school campus daily instead of a home setting. Some families qualify for day care funding through the Department of Social Services and others struggle to pay daycare costs. Finally, there is a gap of several weeks in summer for children 3-12 years old.

! The Tompkins County Health Department can provide guidance, information and referral to programs available for special needs.¹ See www.tompkins-co.org/health/cscn/

Newfield Central School District (CSD)

Newfield Central Schools are not only located geographically near the center of Newfield, but they also are a social center. The campus, established in 1938, includes two instructional buildings housing a Pre-K/Elementary, a Middle School, and a High School. Community groups use the buildings after hours.

The community regards the schools' small size and central location as great assets. Teachers are able to get to know students, and the community feels it can become closely involved with the school district. To offset their size and expand their program offerings, the schools cooperate with other agencies.

Enrollment

K-12 enrollment fluctuates from year to year, but has dropped from more than 1000 fifteen years ago to 841 in 2010-11. Kindergarten classes vary between 60 and 90 students each year, but Newfield experiences a net loss in cohort size most years. The enrollment is projected to stabilize at around 750 if current trends continue.

The number of students living in poverty can be roughly measured by the number receiving free or discounted lunch, which has been growing since 1993 and has reached 52% in 2010-11, slightly higher than the 49% state average. The percentage of students classified as disabled is among the highest in the state, at about 21% in 2010, having increased continuously since at least 2007.

Figure 6.1: Historic Enrollment

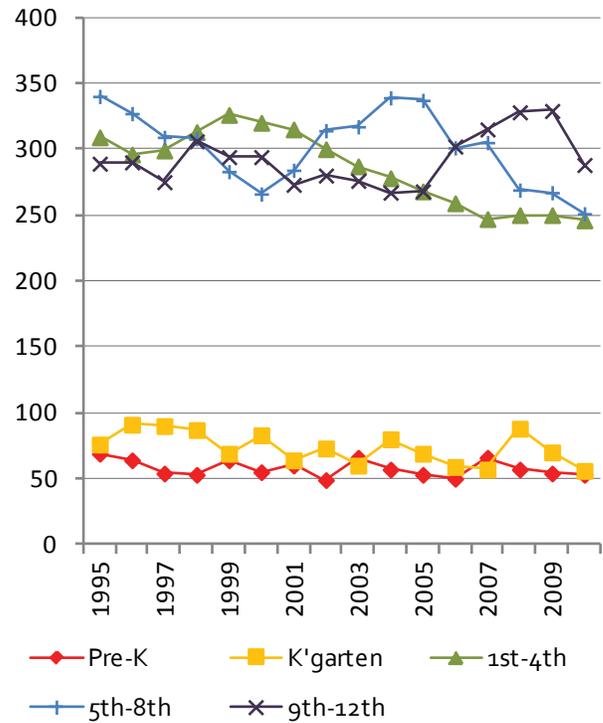


Figure 6.2: % Free or Reduced Lunch

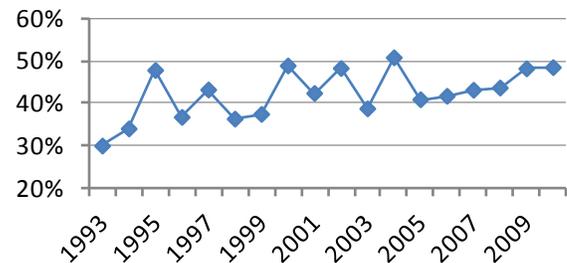
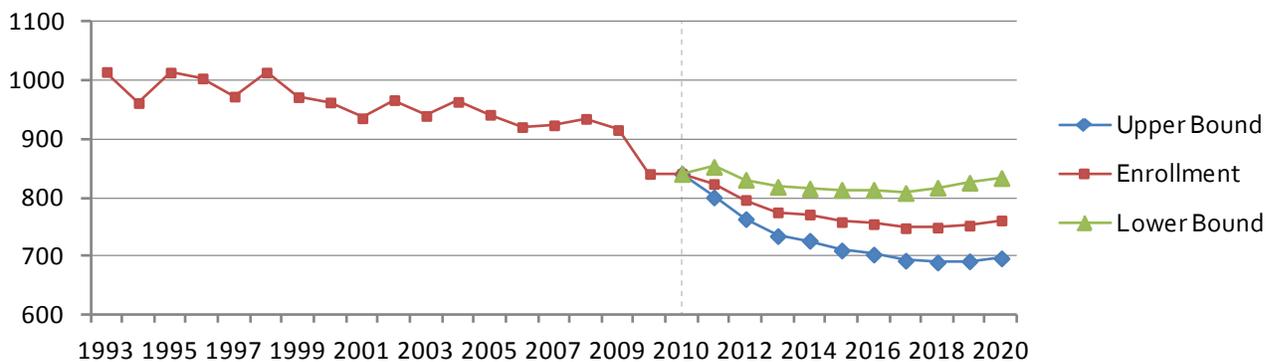


Figure 6.3: Historical and Projected Enrollment



! The average cohort lost 1.2 students between K and 8th 1993-2002.

Actual future enrollment has a 95% probability of falling between lower and upper bounds. The 2007 recession may have precipitated a drop in enrollment.

All statistics are for entire school district, 1993-2010. Source: Cornell Program on Applied Demographics.

! **Newfield CSD boundaries are roughly coterminous with Newfield's. However, a small portion of the Towns of Danby and Enfield are in Newfield CSD and some Newfield Town parcels are in Ithaca City and Spencer-Van Etten School Districts (see Map 6: Schools). This results in a number of children not being enrolled in the school closest to them geographically.**

Academics and Programs

During Comprehensive Plan outreach, Newfielders expressed high regard for Newfield Schools' academics. The philosophy of school administrators is that the schools' small size allows teachers to prepare every student for a choice of career or college rather than placing students into tracks. Newfield's attendance rate is excellent and its dropout rates have been dropping since 2002-03 (see Table 6.1). However, young women's academic indicators are higher in Newfield than young men's, following state trends.

Newfield Schools seek to continuously improve their State Assessment scores as New York State phases in new academic standards.² It is difficult to draw trends in State Assessment scores because of differences by student subgroup and by grade. In addition, these scores do not show a comprehensive picture of a schools' quality. Nevertheless, English and Math scores have federal and state funding implications, and they are often used in school and neighborhood rankings found online. Many use these rankings to make housing decisions.³



4-H Primitive Pursuits program (CCE)

Newfield Schools' Science achievement rates are above state averages, but Math and English achievement rates in most grades have often been below state averages. The Comprehensive Plan supports Newfield teachers' and administrators' efforts to improve achievement rates for all student subgroups and recognizes that test scores are just one part of a healthy, quality school system.

Newfield Schools are enriched by a number of after-school programs and special-topics classes, with only a small sample listed in this document. These programs are usually based on faculty and student interest, and many are coordinated with local organizations. For instance, Ithaca Rotary facilitates the community service-based Interact Club, and Hangar Theater works with Newfield students. A particular opportunity for school-community interaction is the Emery Memorial

Table 6.1: Newfield Central Schools District Indicators, 2010-11⁴

	Newfield	New York State
Attendance Rate	95%	93%
Suspension Rate	7%	5%
Post Secondary Plans	38% to 4-year college 41% to 2-year college 29% to career 4% other/unknown	46% to 4-year college 32% to 2-year college 6% to career 16% other/unknown
Dropout Rate	3% of all high school students	2.7% of all high school students
Grade 8 Science Proficiency ⁵	73%	69%
Grade 8 Language Arts Proficiency	38%	47%
Grade 8 Mathematics Proficiency	57%	60%
Secondary Language Arts Proficiency	68%	80%
Secondary Mathematics Proficiency	78%	81%

Children’s Garden: This garden is tended by 3rd graders and summer camps, and an expansion is planned to include more age groups and teach skills in agricultural literacy. Part of the harvest is donated to the Newfield Food Bank and students share experiences with students tending a similar garden in Kenya.

Newfield High School is dedicated to making every student “College and Career Ready,” and collaborates with TC3 to provide online college courses. For environmental education, many teachers use Emery Woods, the natural area adjacent to the school. The availability of nearby managed natural lands owned by Cornell, IC, or the state is an additional opportunity for extended outdoor education. In addition, the High School is converting study halls to College and Career Readiness Labs.⁶

The district would like to cooperate more with local businesses for instruction in entrepreneurial, technical, and other business skills through internships or other learning activities. Newfield may be able to aid the school district through developing a stronger network of businesses both in and outside the Town.

Finally, Newfielders have expressed a desire for agricultural and forestry-related education opportunities for students of all levels. This may include agricultural literacy, technical skills, and other skills useful to all students. The Newfield Youth Advisory committee works with Cornell Cooperative Extension to offer a variety of 4H programs, currently focused on after-school activities for middle-school youth. However, additional programs can be developed through Cooperative Extension, and competitive grants and technical support is available for other efforts.⁷



Emery Memorial Garden and Kelloggs Corners School in front of Newfield Central Schools (J. Green)

i See more about Emery Memorial Garden at growinghopetogether.org/index.html

Parent Outreach

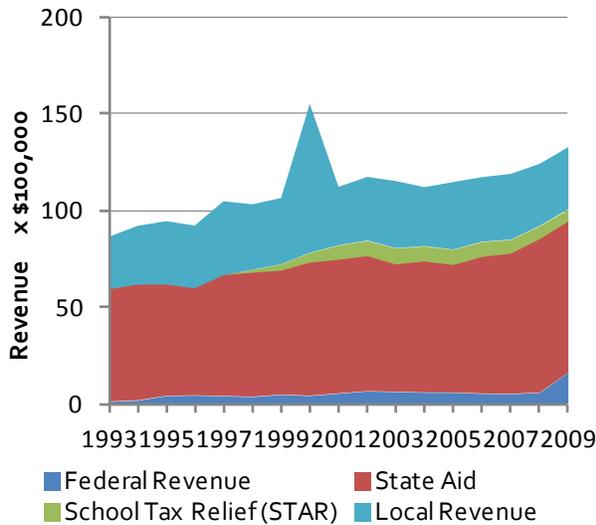
Many studies indicate parent involvement creates significant improvements in student performance from kindergarten to high school.⁸ Newfield Schools continually work to create stronger parent-teacher-student bonds, but like many schools, they encounter challenges when reaching out to parents. For example, families may live far from the school, parents may not know how to help students with homework, or parents may have unpredictable work schedules. Successful outreach events are contingent on funding and volunteer availability, and a role for the Town may be to voice support in seeking public and private grants for longer-term programs.

The Schools have discussed the creation of a “homework bus” that could visit students’ neighborhoods to give homework help, already having identified some necessary resources. Many communities have seen measurable benefits from home teacher visits to interested families. A homework bus may be a low-cost opportunity for teachers and parents to build homework skills. This would be especially beneficial if combined with other agencies’ efforts, such as mobile library, early childhood parenting skill workshops such as those offered by Tompkins County Cooperative Extension or even county health screenings.

Finally, Newfield’s Parent-Teacher Association is involved in fundraising and organizing volunteer power for the schools. It is constantly seeking new volunteers, and may benefit from participating in shared volunteer outreach (see Chapter 8 on p. 66).

! Healthy Families New York is an association of 36 healthy families programs across the state, state agencies, and nonprofits. See www.healthyfamiliesnewyork.org/about.cfm. An exemplary program is Lourdes Hospital’s PACT program, which receives funding from US Department of Education, United Way, Healthy Families New York, and Broome County Social Services. Tompkins County has no Healthy Families program at this time.

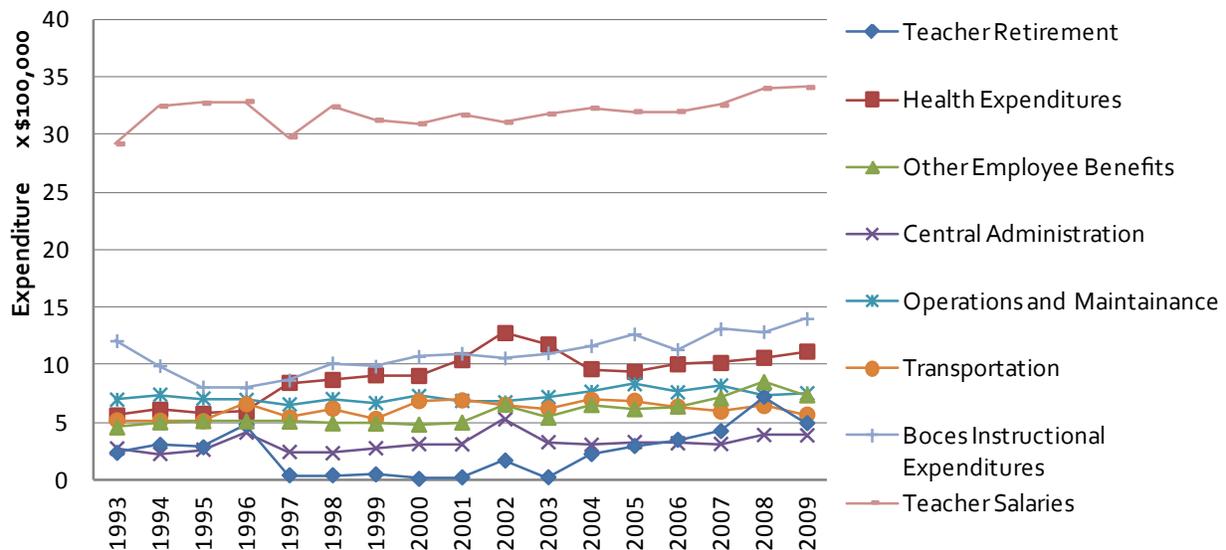
Figure 6.4: Newfield CSD Revenue



Budget and Funding⁹

Like many New York State districts, total and per-pupil costs have been steadily increasing for Newfield Schools since 1993. As with many public agencies, the largest cost drivers have been health, retirement, and other employee benefits. Nevertheless, Newfield has maintained about 80% of its budget dedicated to instructional spending over the last 15 years. State aid accounts for the largest portion of the schools' revenue, but future state and federal sources are uncertain. Although local property taxes are the next largest, the average income and property value per resident has been dropping since the early 2000s.¹⁰ Newfield Schools have suggested facilitated workshops between members of the public, school officials, and town officials to discuss major cost drivers and methods of controlling cost.

Figure 6.5: Newfield CSD Expenses



Higher Education

Tompkins County is home to three respected institutions of higher education: Cornell University, Ithaca College, and Tompkins-Cortland Community College. Local institutions have partnerships with all three universities; Newfield benefits from the culture of excellence they cultivate; and they are a source of employment for many Newfielders. Cornell and IC both own many conservation parcels in Newfield (see Chapter 3 on p. 20) and students and faculty from the colleges often provide community service projects to the Town, such as a 1985 Historic and Architectural Resource survey. For cultural, design, or other projects that do

not require professional or licensed personnel, especially in preparation for grant applications, Newfield could look to these schools for expertise. Although the schools offer hundreds of programs, they are state and nationally renowned in several areas:

- **Ithaca College:** Arts, Communications, Liberal Arts
- **Cornell:** Agriculture, Architecture, Business, Engineering, Hospitality, Landscape Architecture, Planning
- **TC3:** 50 degree/certificate programs, business development and training, concurrent high school classes

Newfield Public Library

The mission of the Newfield Public Library, chartered in 1900, is to provide a comprehensive collection of materials and services to meet the informational and recreational reading needs of a growing, changing community. It is home to more than 14,000 books, DVDs, magazines, and eBooks. Newfield Schools utilizes the library for annual programs. It is also home to important social and educational programs such as:

- The First Tuesday Book Club
- Knitting/Crocheting Club
- Genealogy Study Group
- Pre-K Story Time
- Monthly visit from SPCA
- Teen Ambassadors for the Library

In addition, the library hosts a number of community youth and adult events such as:

- Historical Society Events
- Tompkins County Community Reads
- Giving Tree project (with Newfield Good Neighbor fund)
- Holiday Events
- Virtual Author Visits and Artist Displays
- Summer Reading Program and Picnic (with Community Arts Program and United Way)

The library has experienced a sharp increase in services demanded from 2008-2011. In 2011, there were 15,696 visits to the library; a 48% increase since 2008. 23,238 items were checked out of the library, a 44% increase. Additionally, 3,396 patrons signed in to use the public computers, and the 2009 website had 13,156 visits.

» Facility and Funding

In 1970, the Newfield Grange No. 242 donated their building to the Library, where it continues today. Town residents strongly supported the Library's location, and it was renovated in 1995-1997 to meet the needs of the community. This historic structure remains an important local landmark helping define the character of downtown Newfield.



The Newfield Library housed in the historic Grange building.

Although the Library strives for fiscal responsibility, funding is becoming an increasing concern. It receives 31% of its revenue from Tompkins County, 24% from Newfield Town Board, and 36% from the Public vote on the School Ballot. The remaining 19% comes from New York State, donations, and fund raisers such as book and bake sales. As the demand for new technologies grows, the Library will have to find new methods to fund services. At this time, there are no new funds to support the purchase of eBooks, staff training, or patron support for new technology. Internet connection is donated by Time Warner at the lowest residential speed even as the bandwidth is used more heavily by patrons.

Newfield Town Recreation

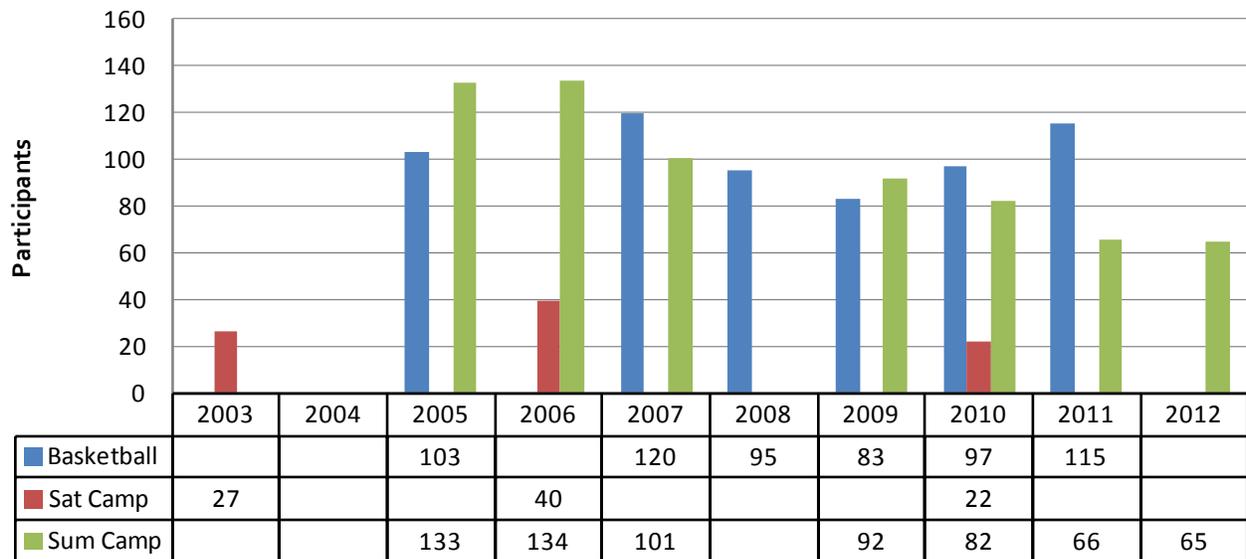
Organized recreation in Newfield serves a purpose similar to most communities. It provides opportunities for fun, socialization, skill development, confidence, and can help to build a sense of community. Local organizations offering recreational activities include the Town Recreation Department, the Newfield Youth Football organization, and several entities that offer competitive athletic youth opportunities.

The Newfield Recreation Department enhances the quality of life in Newfield by advocating for the recreation and leisure needs of the community; providing a year-round offering of inclusive and sustainable program opportunities; and promoting social, mental, and physical well-being in a manner that emphasizes cooperative community spirit and fun.

Throughout its existence, the department's program offerings and age groups served has varied. As most programs are volunteer-driven,

i See more at
www.newfieldpubliclibrary.org/

Figure 6.6: Participation Rate of Selected Recreation Programs



they often fluctuate as a result of the specific individuals involved. The volunteers are primarily parents or family members of children participating in the programs, and their skill varies from novice to advanced. Currently, the Department offers mostly youth programs (see Table 6.2).

School programs include varsity, junior varsity, and modified athletics, which serve age groups in 7th - 12th grade. There are also a variety of clubs, and performing arts opportunities provided through the School District.

Healthcare

Newfield is located nearly ten miles from the nearest doctors, dentists, and health care facilities in Ithaca. Many people travel to Rochester or Pennsylvania to meet their medical needs. The Town is fortunate to have a local veterinary practice, and the school nurse deals with health problems related to school-age children. However, Newfield residents would benefit from health services located in the Town. A clinic for the use of all the community run through a private entity, such as Guthrie Clinic, would be beneficial. Such a clinic could distribute resources and make referrals. (see Chapter 10 on p. 78 for discussion of first responder services.)

In some cases, lack of land use regulations in the Town may inadvertently allow land uses which are incompatible with neighbors and have health and safety impacts. Any proposed regulations should seek to mitigate these impacts.

Table 6.2: Newfield Recreation Programs

- Fall**
 - Soccer
 - Cheerleading
 - Youth Football (Youth Football Association)
- Winter**
 - Basketball
 - Cheerleading
- Spring**
 - Youth Volleyball Clinic
 - Youth Track
 - Baseball
 - Softball
- Summer**
 - 6 Week Day Camp
- Adult**
 - Adult Open Softball
 - Adult Open Basketball
 - 3-Part Wellness Series

Regional Senior Services

Newfield is fortunate to be part of a community with a veritable plethora of resources for senior citizens. Currently, many affordable and free recreational activities are available in Ithaca. Some programs such as Tompkins Rx give prescription assistance. A major barrier to many of these services is distance and lack of convenient transportation.

A great number of seniors live independently in single family detached housing, but mature adults have health and safety issues that differ from younger residents. They have a greater chance of injury during routine activities and often do not have anyone at home to respond. The use of Personal Emergency Response Systems (PERS) Alarms that are monitored on a 24/7 basis is often life-saving and their cost is minimal. There is a PERS program through the Tompkins County Office of the Aging and several private alarm companies offer similar services.

For greater needs, home health care services include private agencies and individuals assisting seniors or others with disabilities with daily tasks such as bathing, housekeeping, and running errands. At least eleven caregiver services in Tompkins County have been identified during the Comprehensive Planning process, although it is always the consumer's responsibility to determine whether or not the agency or individual hired is properly trained, experienced, and trustworthy. Some seniors may qualify for New York State programs that can make these services more affordable. An additional opportunity is identifying Naturally Occurring Retirement Communities in Newfield, neighborhoods in which 50% of residents are aged 60 or older which qualify for special funding for nursing, recreation, social support, and other services (see *Chapter 11 on p. 85*).

In addition, four Care Management services were identified. These private organizations offer professional help to assess an individual's need for long-term care, arrange for, and then monitor delivery of services.

However, if residents are no longer able to live independently, they currently have to move out of Newfield to find long and short term residential care. Some businesses specialize in locating facilities in small towns. These residential

communities supply twenty or less long term and short-term elderly and hospice care rooms or apartments. They are privately financed and built with local contractors and staffed by local residents. A place such as that would provide a link to the life cycle that is missing in Newfield.

School as Community Center

Schools were the center of community life in Newfield's historic hamlets, and Newfield Central Schools continue to perform vital community functions today. Newfield Hamlet is unique in being one of only a few communities in Tompkins County that has a school, a downtown, and senior living all within a five minute walk. A few, but not all, important ways the school has been used as community center are highlighted here. The Comprehensive Plan recognizes these accomplishments, suggesting they be used as a model for cooperation moving forward.

The district cooperates with neighboring Newfield Garden Apartments, providing volunteer activities for both seniors and youth. Students perform concerts at the Garden Apartments, and, in turn, seniors volunteer to read to young children at the school

In addition, Newfield Schools' music and arts programs bring together community members for concerts, performances, art shows, and more. For example, the elementary school has an award winning music program. Since the late 1990's, the High School has produced outstanding musicals attended by county-wide audiences. The Middle School drama program will produce its third musical this year. These dramatic endeavors involve a wide array of students, community volunteers and staff members (see *Chapter 1 on p. 5 for discussion of arts and music*).

Finally, in May 2012, Newfield High School invited the entire community to a free dinner of locally-produced food to start a dialogue about eliminating hunger in Newfield. In fall, 2012, the district will cooperate with Cornell and Washington DC's Urban Institute for a study on food security. The Comprehensive Plan recognizes the important role the school can play, facilitating discussion and tackling problems such as this.

Notes

1. Franziska Racker Centers provide daycare for special needs children 18 mos. through 4 years old including some preschool activities. Respite is available through various local, regional and state agencies/programs for children identified with a special medical or emotional/behavioral diagnosis.
2. Common Core Standards were accepted in January 2011, all state tests will reflect the standards by 2014-15. See more at Engage New York, n.d. "Common Core Curriculum & Assessments." www.engageny.org/common-core-curriculum-assessments
3. For example, see "School Digger." www.schooldigger.com/go/NY/districtrank.aspx?finddistrict=20790
4. All statistics from NYS Report Cards, 2002-2011 available at reportcards.nysed.gov/schools.php?district=800000036356&year=2011
5. New York State students are tested in grades 3-8 and 12 for mathematics and language arts, and 4 and 8 for science. Only grades 8 and 12 have been included in this inventory for conciseness.
6. Students use time budgeting, problem-solving, and study skills for assignments in these Career and College Readiness Labs.
7. See "New York Agriculture in the Classroom" www.agclassroom.org/ny/ and USDA, n.d. "Federal Assistance." www.csrees.usda.gov/about/fed_asst.html. These grants support agriculture-related education, including those utilizing gardens such as the Emery Memorial Garden. USDA's Secondary Education, Two-Year Postsecondary Education, and Agriculture in the K-12 Classroom Challenge Grants (SPECA) are for secondary or postsecondary programs, and a 25% match is needed for grant.
8. See, for example, Center for Comprehensive School Reform and Improvement, 2005. "Meeting the Challenge: Getting Parents Involved in Schools." www.readingrockets.org/article/25979/
9. All numbers in adjusted 2000 dollars. Source: Cornell Program on Applied Demographics, 2012. "New York School Districts Data." pad.human.cornell.edu/schools/index.cfm
10. See NYS SED, 2012. "Examining Individual School Districts District Wealth." www.oms.nysed.gov/faru/Profiles/18th/wealt_indicators.htm
11. See lthaca.com, August 15, 2012. "Study to Tackle Food Insecurity in Newfield." www.ithaca.com/news/newfield/article_047705d8-e6ff-11e1-be6e-0019bb2963f4.html and May 23, 2012. "Hunger Dinner Tackles Food Insecurity in Newfield." www.ithaca.com/news/newfield/article_b19b5170-a504-11e1-85a1-0019bb2963f4.html

Goal 6.1: Foster a community supportive of academic excellence, engaged families, and diverse interests, respecting the critical interaction between the Newfield Central School District and the health of the community

Objective	Related Action	Action Text
6.1a. Provide an informal format for multi-way interaction between the Town Board, Planning Board, School Board, school superintendent, principals, or other interested parties.	6	6 Coordinate education and shared meetings for Town staff, boards and committees, and volunteers
6.1b. Create and support initiatives that allow youth, adults, and seniors to interact and learn from one another such as dinners, historical events, multigenerational volunteer efforts, and summer maintenance of Emery Memorial Kids Garden.	17	14 Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole
6.1c. Research possibilities of creating a public education fund such as Ithaca Public Education Initiative or other ways to support education as a priority.	18	17 Create a multi-generational partnership for shared youth and senior services
6.1d. Support Newfield Central School District’s wide variety of opportunities for caretaker-student-teacher engagement through encouraging volunteer engagement and seeking long-term funding for 2-way communication channels and special events.	14	18 Create a partnership for education and health initiatives in Newfield
6.1e. Seek opportunities such as parenting workshops, parents-as-teachers program, or other voluntary, low-cost programs with proven benefits.	18	19 Build a stronger network between the Tompkins County Workforce Investment Board, Newfield Central School District, the Town, and other stakeholders promoting youth and adult education
6.1f. Research funding opportunities or other collaboration possibilities to bring services such as dental hygienists, clinicians, or social workers to the school or hamlet office space for the benefit of youth and adults.	18	
6.1g. Support, seek funding, and facilitate partnerships for a mobile homework help or other outreach bus that may provide learning, parent education, or basic health services and referrals.	18	
6.1h. Foster partnerships between the Tompkins County business community, Workforce Investment Board, and Newfield Central Schools for pre-apprenticeships, skill workshops, or other programs.	19	
6.1i. Support accessible, educational, and affordable childcare for all children birth – 12 years of age, working with stakeholders and providers.	18	

Goal 6.2: Create and Strengthen Recreation Opportunities for All Groups

Objective	Related Action	Action Text
6.2a. Determine resident interest and expand recreational programming, which may include sports or non-sports activities.	16	15 Identify volunteer grant writers and develop a system to be made aware of sources of funding and grants that will assist in Comprehensive Plan implementation
6.2b. Improve recreational facility access at the school by evaluating space needs at different times and seasons, current use of school facilities, and recommending ways to expand access.	16	
6.2c. Seek funding or other resources to build and maintain facilities such as fields or structures when shortfalls are identified.	15	16 Strengthen the partnership between the Recreation Department, Newfield Central School District, and other actors to provide recreational opportunities for youth and adults

Goal 6.3: Maintain Services for Seniors

Objective	Related Action	Action Text
6.3a. Maintain up-to-date informational brochures at places where senior citizens congregate.	17	10 Identify a group to work with highway department and regional agencies to support alternative transportation such as transit, walking, bicycling, and carpooling/ carsharing
6.3b. Provide information for seniors online.	14	
6.3c. Provide senior-friendly infrastructure improvements in appropriate areas.	10	14 Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole 17 Create a multi-generational partnership for shared youth and senior services

Chapter 7: Transportation

Transportation infrastructure is a key component of nearly all land-use considerations in the town. Placement and quality of transportation corridors impact safety and access for future construction and development. Improvement and maintenance of roads is a large portion of the town budget. A key issue to address is geographic consolidation of housing and business development to ensure adequate, safe and cost-effective access. The state, county, and town highway departments each have planned work that will influence how future traffic patterns will be handled. The town planning board may wish to make specific comments on those plans and how they will likely impact (complementary or otherwise) other aspects of the Comprehensive Plan. Mass transit plans will influence road design and improvement needs.

Certain types of development can have high impacts on road-related integrity, safety, and budgets. In these cases, mitigating steps should be taken. For example, if high volume hydraulic fracturing drilling and development takes place in the town, it will have a great impact on all roads. Specific road improvements, safety concerns, and financial remediation plans must be agreed upon between the Town and gas companies prior to drilling.

Vision

Adequate, safe, and low-cost transportation is an essential component of business and personal life for a rural community such as Newfield. The road system will be maintained at a level that balances the transportation needs of the community with costs. In that the majority of vehicle trips are to and from Ithaca, mass transit and ride-share options will be promoted to provide convenient and affordable access for all citizens.

Key Points

- The severe topography, curves and blind intersections of some Newfield roads makes them especially dangerous, particularly in winter.
- Bus service is currently non-existent outside the main corridors of Rt. 13 and Rt. 34/96.
- The Road Protection Program Report indicates that the highway network will have a low risk of damage associated with small-scale development but a very high risk of damage associated with regional commercial development.¹
- Based on national averages, households in the town at the median income level will spend between 20 to 25% of their income on ownership and operation of one vehicle.
- The town highway department budget is 47% of the total town budget.

Public Opinion

In the 2010 mail survey, 80% responded that road maintenance/snow removal was adequate; 11% inadequate. 65% responded that sidewalks were adequate; 13% inadequate. 63% responded that public transportation (TCAT) was adequate; 23% inadequate. Finally, 41% considered bike paths/trails to be of high value; 69% considered opportunity to safely walk and bike of high value. Three items were specifically mentioned pertaining to transportation in the fall 2011 online survey: need for more bike and hiking trails, topography of Newfield is difficult for cyclists, and mass transit is too infrequent to be of use.

During the August 2011 Facilitated Discussion Meeting, suggested action steps were received regarding "opportunities to safely walk and bike," "potential impact of gas drilling traffic on Newfield roads," and "70% of commuter drive to work alone and 7.5% either carpool or use mass transit." These actions are incorporated into the Comprehensive Plan.

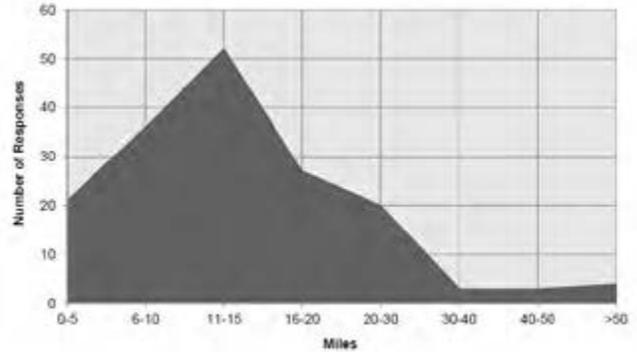
Inventory and Analysis

Newfield Commuting Patterns

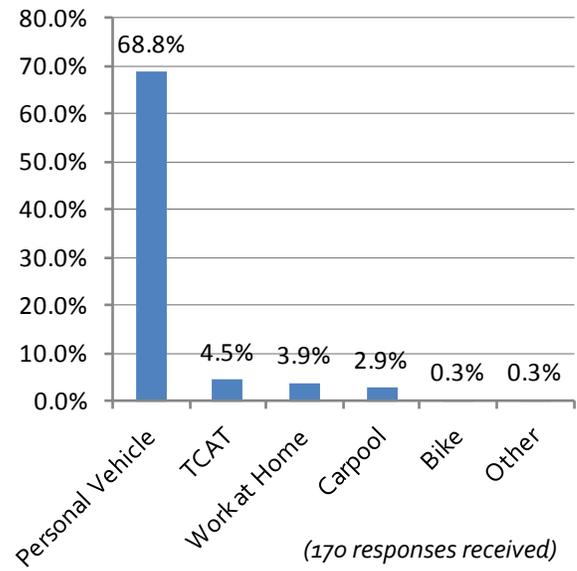
The 2005-2010 American Community Survey has estimates of Newfield commuting patterns. In addition, the April 2011 Comprehensive Plan Survey contained questions about commuting patterns and mode of travel. The statistics combined paint a picture of a community that depends on cars for trips mostly to Ithaca, although with at least a portion of the population utilizing TCAT bus service or other alternative options.

Figure 7.1: 2011 Comprehensive Plan Survey Results

How many miles is it to work?



How do you get to work?



What are the 2 most frequent places you shop for goods and services?

Total Responses	311
Ithaca	94.5%
Elmira/Horseheads/Big Flats	46.0%
Internet	19.3%
Newfield	17.0%
Watkins Glen	7.4%
Cortland	3.5%
Syracuse	1.0%
Binghamton	0.6%
Other	0.3%

Figure 7.2: Travel Time (2005-2010 ACS Estimates)

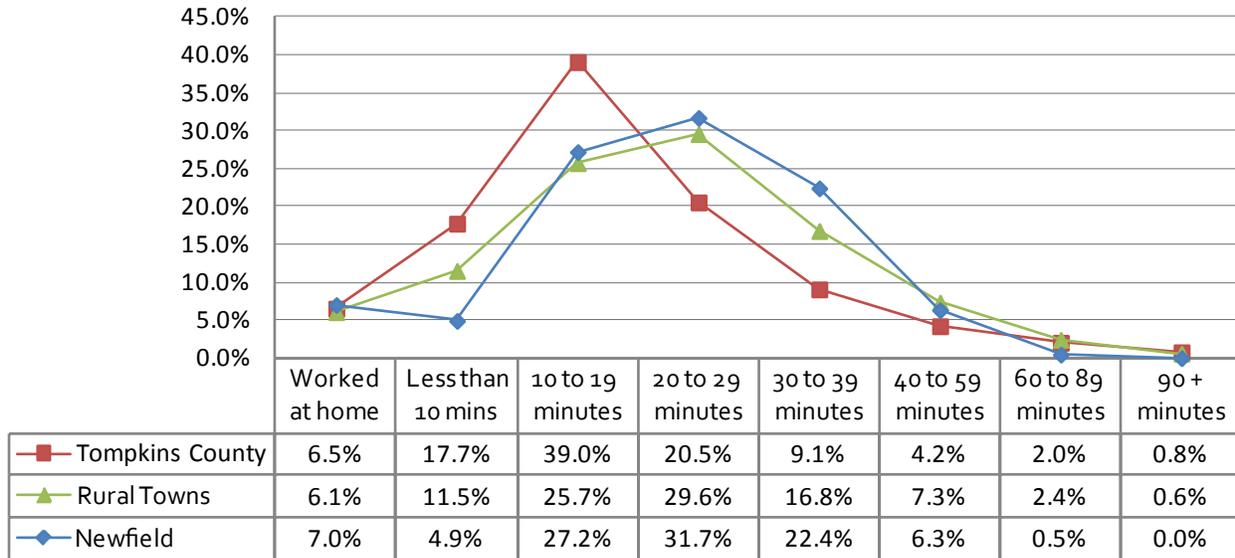
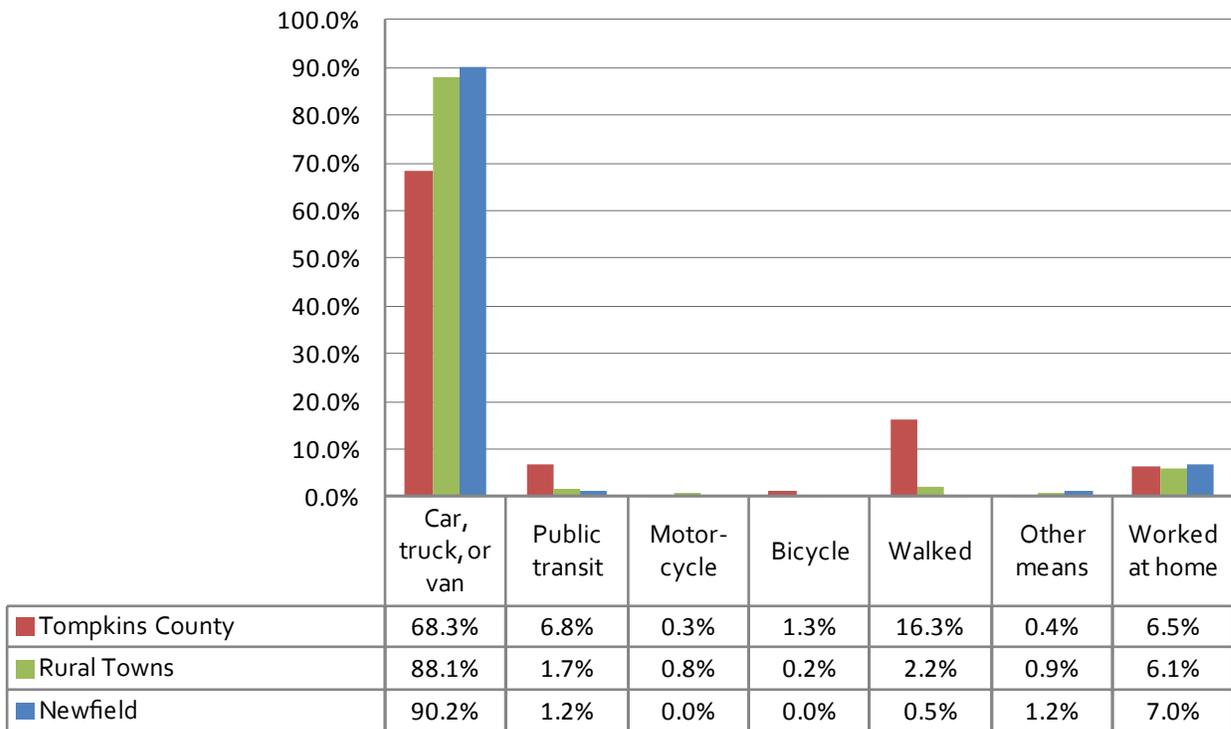


Figure 7.3: Mode of Transport (2005-2010 ACS Estimates)



! “Rural Towns” included for comparison are
 • an average of Tompkins County towns under
 10,000: Caroline, Danby, Enfield, and Ulysses

Roads and Bridges in Newfield

» Road Usage and Traffic Counts

Map 8 depicts traffic counts as recorded by ITCTC for 2005 to 2010, expressed in terms of average daily traffic count (bold number) and peak hour count (unbolded number) for all road segments. Not surprisingly, the data reflect a large range of counts. Map 9 depicts estimated change in traffic counts for the decade between 1999-2000 and 2009-2010, expressed in terms of average daily traffic count. Notably, traffic along Rt. 13 and some county roads is increasing.

Transportation departments should amend their road maintenance and improvement plans accordingly to account for substantial patterns of increased or decreased usage. Ideally, traffic count and change in usage data should also be considered by any agency, company, or organization when proposing housing, business, or industrial development.

» Cost of Driving

Personal: According to AAA, the 2012 average cost of owning and operating a vehicle driven 15,000 miles a year in the US was \$8,776 for average sedans and \$11,360 for SUVs (see Table 7.1). The estimated median household income in Newfield for 2009 was \$46,493.² Based on these data, households close to the median income will spend roughly between 20 to 25% of their income on ownership and operation of one vehicle.

Town: The 2012 annual highway department budget was \$1,220,685 which is 47% of total town budget: \$2,596,922 (see Chapter 5 on p. 35).



Certain types of development carry traffic or road damage impacts. Photo: TCCOG Community Impact Report.

» Delta Road Protection Program Report

The Newfield Town Board commissioned Delta Engineers, Architects, & Land Surveyors, P.C., to conduct a study with the purpose of: 1) provide an overview of the Town's highway network; 2) predict potential weaknesses in the network; 3) to set a baseline traffic count based on a sample of 20 miles of town roads split between dirt, stone and oiled, and paved; and 4) establish typical costs to repair damage to Town roads from traffic that exceeds normal wear and tear thresholds.

The Road Use Agreement (RUA) Impact Index indicates that the highway network will have a low risk of damage associated with small-scale development but a very high risk of damage associated with regional commercial development. The report also recommends that the Town launch an initiative to track additional Pavement Condition Index (PCI) data over the performance life of specific roads.

i Delta Report results are detailed in a 3-ring binder available for review at the Town Highway Department.

Table 7.1: Average Cost to Own and Operate Vehicles in US³

Based on 15,000 miles annually	Small Sedan	Medium Sedan	Large Sedan	Sedan Average	SUV 4WD	Minivan
Cost Per Mile	44.9 cents	58.5 cents	75.5 cents	59.6 cents	75.7 cents	63.4 cents
Cost Per Year	\$6,735	\$8,780	\$11,324	\$8,946	\$11,360	\$9,504

» **Maintenance and Work Plans**

As Table 7.2 illustrates, the Town of Newfield, Tompkins County, and New York State share responsibility for the road and bridge system in Newfield (see Map 7: Highway Projects).

The State, County and Town highway departments each have work plans that will influence how traffic patterns will be handled into the future. The Town planning board may wish to make specific comments on those plans and how they may advance or conflict with the goals of the Comprehensive Plan. For instance, housing and business development should be in concert with transportation issues. Mass transit plans will influence road design and improvement needs. See Table 7.3 and 7.4 and Map 7 for planned projects.

Table 7.2: Road Mileage in Town of Newfield

	Paved miles	Unpaved miles	Total
Town	64.4	27.0	91.4
County	26.9	0	26.9
State	14.5	0	14.5
Total	105.8	27.0	132.8

Table 7.3: 5-year plans for State, County, and Town (In no Particular Order)

No.	Description	Status
State of New York Department of Transportation www.nysdot.gov/projects/		
1	Widening of Rt. 13 from junction with 13A to junction with Route 327	Put on hold and downgraded to resurfacing in the near future
2	Safety related improvements on Rt. 13 at Trumbulls Corners Road intersection to reduce the number and severity of rear end, left turn, and run-off-the-road accidents	Projected #305748, due to be completed by fall 2016
Tompkins County Highway Department www.tompkins-co.org/highway/		
3	Re-conditioning of Trumbulls Corners Road surface from Rt. 13 to Enfield Town line.	Project anticipated to be completed 2013.
4	Re-surfacing of Trumbulls Corners Road from Rt. 13 to Newfield Town line.	
5	Chip-seal of surface of Irish Hill Road to Jackson Hollow Road.	
6	Newfield Covered Bridge: This project will design and repair several bridge elements and install a fire suppression system. Funding: 80% Federal; 15% NY State; 5% County & Town. Estimated Total Cost: \$340,000.	Construction anticipated in 2013 (see Chapter 1: Cultural and Historical Resources).
Town of Newfield Highway Department townofnewfieldny.com/highways.html		
7	Repair on Main St. culvert between Schaffer and Mill St.	
8	Barnes Hill Rd. reconstruction	
9	Repave: Main St. shim, Smith Rd. shim, Starks Rd.	
10	Stone and oil Douglas Rd.	
11	Fix bad spots and stone and oil Burdge Hill Rd.	
12	Reconstruction on Connecticut Hill Rd. between Cayutaville Rd. and Loyd Starks Rd.	

Table 7.4: Contacts and Information

New York State Department of Transportation
 NYS DOT’s capital program projects contain road repair and construction plans on a five-year basis which is updated every two years.

Region 3	333 E. Washington Street, Syracuse, NY www.dot.ny.gov/regional-offices/region3/contacts
Public Information Officer	(315) 428-4351
Community Land Use Planning Effort	(315) 428-4612
Planning and Program Management	(315) 428-4409

Tompkins County Highway Department
 Tompkins County has a five-year plan, with priority and work dependent on availability of funding.

County Highway Manager	(607) 274-0300
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Town of Newfield Highway Department
 The Town of Newfield has a list of projects it completes as funding is available.

Town Highway Superintendent	(607) 564-3616
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Federally-Funded Projects

Projects proposed to use federal funds are added to a Transportation Improvement Program, a list of projects updated every two years maintained in Tompkins County by Ithaca-Tompkins County Transportation Council, the county’s Metropolitan Planning Organization. NYS DOT maintains a “Statewide Transportation Improvement Program,” a list of such projects that are scheduled to begin in a designated three-year federal fiscal timeframe. (see contact information in Table 7.4).

Statewide Transportation Improvement Program Project List by Region:
www.dot.ny.gov/programs/stip/stip-project-rpt
 Newfield is in NYS DOT “Region 3”

Ithaca-Tompkins County Transportation Council (ITCTC)

In addition to adding projects to and maintaining Tompkins County’s Transportation Improvement Program, the ITCTC serves as a clearing house of information and planning of transportation issues. More information on the following four planning efforts is online.⁴

Comments on the RTS can be made at
www.tompkins-co.org/itctc/RTS/indexRTS_projectsite.html

1. The Regional Transportation Study (RTS)

This is a planning project led by the ITCTC and its partners in the Regional Transportation Planning Coalition to study transportation in the seven-county area including Cayuga, Cortland, Tioga, Chemung, Schuyler, Seneca, and Tompkins.

2. The ITCTC establishes 20-year, long-range transportation plans (LRTP).

The LRTP underwent an update in 2009.⁵

3. Coordinated public transit-human services transportation plan for Tompkins County⁶

According to ITCTC’s website:

Affordable transportation for human service agencies, their clients, and the public at large is a necessity for people to enjoy a decent quality of life. Some agencies transport clients with their own vehicles. Others purchase transportation or counsel clients to use transportation services... The Coordinated Plan process remains the best practice to meet [federal requirements] and to increase the likelihood of developing innovative mobility services through collaboration.

4. Transportation-focused generic environmental impact statement

This is Cornell’s projected impact on transportation in the community over the next decade.⁷



! **Gadabout provides**
 ● **transportation to those over 60 or with disabilities. It also provides ADA paratransit. See www.tcatbus.com/content/view/gadabout-vs-paratransit.html**



Mass Transit Options for Newfield

Tompkins Consolidated Area Transit (TCAT) operates local bus service to and from Ithaca and Cornell weekdays with three pickup times in the morning, one at noon, and three return trips in mid-afternoon and early evening for commuters. Service on weekends is reduced to 3 trips per day; morning, noon and early evening. Fares are \$4 roundtrip to/from Ithaca, with discounts available for frequent users, seniors and college students.⁸ In rural areas, busses are not limited to marked bus stops for pick-ups and drop-offs, but several marked stops and a park-and-ride are available in Newfield.

Gadabout is a nonprofit that provides two services. It provides door-to-door service to seniors and those with disabilities. It also compliments TCAT's service, providing on-demand door-to-door ADA paratransit service to those who cannot use fixed-route service due to disabilities.

Many residents rely upon TCAT, with an average of 52 passengers daily boarding the bus between the Town of Ithaca and Newfield Central Schools, and another 17 boarding downtown or along Newfield Depot Road. Public input indicates residents highly support this service. Allowing TCAT to use the public right-of-way for bus facilities is integral to maintaining these services.

TCAT has plans to move or upgrade some of its marked bus stops, and Newfield should engage with TCAT during this process. Clearly marked,

attractive bus stops may increase the hamlet's desirability along with making citizens aware of the availability of transit. Increased ridership makes rural transit more viable and secures the service for residents who need it. In addition, in some less centralized areas, TCAT offers demand-response service, in which a bus doesn't follow a fixed route, but instead responds to phone call requests for pick-ups and on-the-bus requests for drop-offs. This service may support the plan's goal to provide adequate transportation to all residents if extended to rural areas of Newfield.

Newfield additionally benefits from several inter-city options nearby:

- State, regional and national bus transportation is available via Greyhound Bus Lines at the Ithaca Bus Terminal on W. State Street.⁹
- The nearest passenger train service is available in Syracuse. There is no passenger service in Binghamton.¹⁰
- Three national airline carriers operate out of the Tompkins County Regional Airport in Ithaca, three national carriers operated out of the Elmira Corning Regional Airport in Horseheads.¹¹

Bicycling

Bicycling opportunities were considered of high importance by over 40% of the mail survey respondents. Bicycling saves energy and promotes wellness. As depicted in Map 11: Bike Suitability 2010, the majority of the roads in the town are rated as good to excellent by ITCTC based on traffic count, road quality, and shoulder quality. While round-trip commuting to Ithaca represents a challenge to cyclists, most households are within reasonable distance of the hamlet such that residents could bike to the school, Post Office, library, town hall, store, bus stops, and other services for the majority of the year, daily weather permitting.

There is opportunity for multimodal transportation, as TCAT buses can accommodate bicycles. However, there are still challenges when workplaces do not have adequate bike storage or shower facilities. In addition, the rural character and topography of Newfield lends itself to very scenic recreational biking opportunities.

Pedestrian Transportation

Although a majority of survey respondents believed sidewalks in Newfield are adequate, maintaining safe sidewalks between key locations within the Hamlet, such as the school, Post Office, and library, is a key piece of maintaining the Hamlet's vitality and may encourage healthy, active transportation. A buffer between road and sidewalk should be provided when possible. Sidewalks should extend to apartments or other groups of residences within the Hamlet whenever possible as well. Sidewalk construction and student pedestrian education may be part of a "Safe Routes to Schools" program. However, long-term maintenance costs should be considered. In addition, recreational walking trails may be considered (*see Chapter 3 on p. 20*).

Other Alternative Transportation

Cornell Cooperative Extension of Tompkins County's Way2Go program encourages area residents to seek various transportation methods, overcome barriers, and make smarter

i Way2Go provides information about and assistance with carpooling, online carsharing, and other transportation alternatives. See <http://www.Way2Go.org>

transportation choices that save money, support health, and lessen pollution. The award-winning Way2Go has developed new how-to videos on Ithaca Carshare, the ins and outs of the TCAT bus including bike racks and wheelchair use, Gadabout, and how to share rides with other Tompkins County residents.

Ridesharing is gaining popularity in Tompkins County. This may be traditional carpools or arrangements to share a car for a one or two-way trip out of town. Zimride is an online application to facilitate carpooling and ridesharing, but few Newfield residents use the system. Problems of internet access or resident comfort using internet applications may indicate a need for outreach and/or alternative methods of facilitating carpools.

Finally, Ithaca Carshare provides a service in which carshare members may "check out" vehicles via computer or phone, much like a car rental business but for occasional but repeated use. This allows member households to go down to one or zero personal automobiles, using alternative transportation but having a carshare car available on occasions they require a car. There may be value in determining whether Ithaca Carshare could consider Newfield Hamlet a feasible location.



Ithaca Carshare has locations all around Ithaca. It may be useful to discuss what could make a Newfield Hamlet location feasible.

i Zimride Tompkins, a way to set up carpools and rideshares is at www.zimride.com/tompkins/

Safety

» **Traffic Accidents**

ITCTC maps locations of accidents by type on roads (see *Map 10: Collisions 2009*). Intersections of the most concern, Rt. 13 at Millard Hill and Rt. 13 at Trumbull's Corners Rd. have been or are planned to be improved. The Comprehensive Plan supports continued attention for accident "hot spots."

» **School Transportation Issues**

The priority of the Newfield Central School Transportation department is the safety and reliability of the school bus system. Currently the primary issue is the unacceptable number of vehicles that pass stopped school buses on Rt. 13. In addition, there is concern about the intersection of Rt. 13 and Trumbull's Corners Rd. near the school.

» **Deer-vehicle Collisions**

The Millard Hill Road had 2.1 deer-kill pickups per mile in 2010 according to the Tompkins County Highway Department statistics. This rate ranked seventh in the county (see *Map 10: Collisions 2009*).

Notes

1. Delta Engineers, Architects, & Land Surveyors, P.C., 2012. "Road Protection Program Report." Available at Town Hall.
2. 2005-2010 American Community Survey Estimates
3. American Automobile Association, 2012. "Your Driving Costs Study." newsroom.aaa.com/tag/your-driving-costs/
4. See ITCTC, n.d. "Ithaca-Tompkins County Transportation Council." www.tompkins-co.org/itctc/
5. See ITCTC, 2009. "2030 Long Range Transportation Plan." www.tompkins-co.org/itctc/lrp/index_2030final.htm
6. See CPTHSTPC, 2013. "Tompkins County Coordinated Transportation Planning." <http://tccordinatedplan.weebly.com/>
7. See Town of Ithaca, 2008. "Transportation-focused Generic Impact Statement." <http://tgeisproject.org/>
8. TCAT, 2013. "Route 67 Schedule and Map." <http://tcat.nextinsight.com/routes.php?mrnid=422>
9. Greyhound, 2013. "Ithaca, NY." www.greyhound.com/en/locations/terminal.aspx?city=150898
10. 2013. "Amtrak." www.amtrak.com/find-train-bus-stations
11. 2013. "Ithaca Tompkins Regional Airport." fly-ithaca.com/



Bicyclist at nearby Shindagin Hollow State Forest (J. Goodwin)

Goal 7.1: Minimize the personal transportation expenses of Newfield citizens and provide options for those who cannot or prefer not to drive

Objectives	Related Action	Action Text
7.1a. Proactively work with TCAT to assist them in public outreach to determine ideal locations for bus stops and determine desired amenities at bus stops.	10	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
7.1b. Support development within walking distance of existing TCAT stops such as the Hamlet or along existing TCAT routes and involve TCAT in initial discussions with developers about site plans for new developments.	1	
7.1c. Research, seek funding, and implement an alternative transportation program that may include carpool, rideshare, carshare, or other similar programs.	10	10 Identify a group to work with highway department and regional agencies to support alternative transportation such as transit, walking, bicycling, and carpooling/ carsharing
7.1d. Create a plan to accommodate bicycles on both public roads and off-road trails.	10	

Goal 7.2: Mitigate traffic and damage impacts to roads that may occur due to development in Newfield or neighboring towns

Objectives	Related Action	Action Text
7.2a. Facilitate determination of responsibility for road damage by requiring generators of high impact traffic to provide pre-use documentation of baseline conditions of roads via photographs and videos.	2	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
7.2b. Research and implement strategies including a Road Use Law to require bonding and/or escrow account to cover repairs.	2	
7.2c. Maintain accident and traffic count data, and use such information along with attention to long-term costs when considering siting access for new industry or residential developments.	1	2 Investigate and implement strategies to measure the impact upon and protect the Town's resources and infrastructure

Goal 7.3: Carefully plan highway improvements and modifications to promote safety and minimize expenses

Objective	Related Action	Action Text
7.3a. Create a road improvement plan that incorporates a system for meaningful citizen input and regional agency comment in decisions regarding proposed road improvement projects. Promote this system to residents.	9	9 Align transportation improvements to Comprehensive Plan goals
7.3b. Support improvement of safe places to walk between key locations, better lighting in the hamlet, changes in speed limits, traffic control devices and changes to dangerous intersections.	10	10 Identify a group to work with highway department and regional agencies to support alternative transportation such as transit, walking, bicycling, and carpooling/ carsharing
7.3c. Address safety issues concerning the school bus system based in part on experience of bus drivers.	11	11 Create Public Safety Committee to address Comprehensive Plan goals and support law enforcement, Newfield Fire Company, and Emergency issues

Chapter 8: Communications

Newfield relies on a wide variety of communication sources that provide us with useful, informative, educational and entertaining information. All of these play an important role in how the community shares information and interacts both locally and beyond. Venues such as the Town website and telephone directories will need to evolve with the times. However, the greatest communication concern voiced by residents is that internet access in many parts of the community is an “inadequate service” that needs to be addressed. Throughout Tompkins County, it has been recognized that access to high-speed internet needs to be expanded to address present and future communication needs of residents and businesses. It is hoped that working together will minimize costs and research time for all towns involved. Fortunately, action (including time consuming groundwork) has been initiated via the Tompkins County Broadband Committee.¹



Cellular antenna on top of water tower in Missouri. A Newfield ordinance encourages placement of communication antennas on existing structures.

The Newfield Comprehensive Plan supports the goals of the County initiative but further actions need to be taken to move forward. While Newfield seeks to preserve its unique rural identity, it is also important that high-speed internet and wireless services become available to a much wider base of residents. These are vital communication links that will help ensure Newfield remains an informed, responsive and intelligent community.

Vision

Newfield will work to provide 100% of its residents the opportunity to connect to each other and the global community utilizing evolving technological improvements while keeping affordability in mind.

Key Points

- Newfield’s terrain and low population density in some areas limit availability and affordability of high-speed internet access.
- Working with the Tompkins County Broadband Committee will be a collective effort between participating towns and potentially will reduce costs and time needed to achieve common goals.
- High-speed internet access has become essential for education, business and social connections.
- The trend away from central phone book listings and lack of a universally read newspaper has reduced Newfield’s ability to communicate in traditional ways.

Public Opinion

As highlighted in the 2011 Newfield Comprehensive Plan Survey, a major concern in the area of communications is internet access. In the context of “inadequate town services”, internet access was rated the number one issue by residents responding to the survey. In addition, the January 18, 2012 business focus group identified lack of internet access as a barrier to economic development and business operation. As summarized in the next section, some residents enjoy high speed access while others are left with limited or no access due to home/business location and Newfield topography.

Inventory and Analysis

News and Town Communication

Communications within Newfield are facilitated by numerous information feeds. These include the internet, telephone (wireless and wire line), television, radio, newspapers, newsletters, community bulletin boards and other sources. Table 8.1 contains a summary of the primary communication links within the community that focus on Newfield specific events, activities and issues.

These are important communication links for Newfield. However, there is a significant challenge within Newfield with respect to expanding and enabling high-speed internet access.

High-speed Internet Access

Those with no high-speed internet access face challenges, frustration, and possible disadvantages as more and more information sharing, learning, and business operations are internet-dependent. It is virtually impossible to support home office or small business operations without high speed internet. Even the best designed and informative web sites or information databases, such as business directories, have limited value to those residents with low speed or no connections.

! New York State maintains an interactive broadband map of locations of wired and wireless coverage updated with citizen feedback. See: <http://www.broadbandmap.ny.gov/map/>

At present, home phone, television, internet, and wireless services are available from several commercial providers who utilize land line, fiber optic, cable, wireless, and satellite technologies. In terms of competition, data speeds and method of delivery, the service offerings are largely dependent on the location of a business or residence. Outside the concentrated pockets of homes and businesses, such as Newfield Hamlet or Horton Rd., the options are usually confined to basic home phone, dial up data, satellite TV and internet as well as cellular wireless. This is a common profile in many rural communities, but there are added challenges in Newfield due to hilly, forested terrain which impacts commercial wireless availability and signal strength as well as line of sight for satellite connections.

For Newfield, both the availability and affordability of high speed communication services are key objectives and challenges. Currently, Newfield residents who do not have adequate internet access are able to utilize the Newfield Public Library's computer system.

Table 8.1 Primary Communication Links

Town Web Site	The town website was updated and revised in August 2012. It has a wide array of information for residents and visitors with a user-friendly interface that allows for easy access and efficient use. http://www.townofnewfieldny.com/new/
Newfield News	The Newfield News is a weekly publication that highlights local events, activities and news items. It is available on a subscription basis, at the Covered Bridge Market and online. http://www.ithaca.com/news/newfield email: northreporter@flcn.org
Newfield Central School Newsletter and Website	The school web site and monthly newsletter are excellent sources of information for Newfield students, families and anyone seeking information regarding school related events, programs and schedules. http://www.newfieldschools.org
Bulletin Boards	There are three bulletin boards visible from Main Street which promote local events. These are located at the school, fire hall and Tioga State Bank. The bank bulletin board is managed by Newfield Public Library. http://www.newfieldpubliclibrary.org
Tompkins County	http://www.tompkins-co.org/
New York State	http://www.ny.gov/

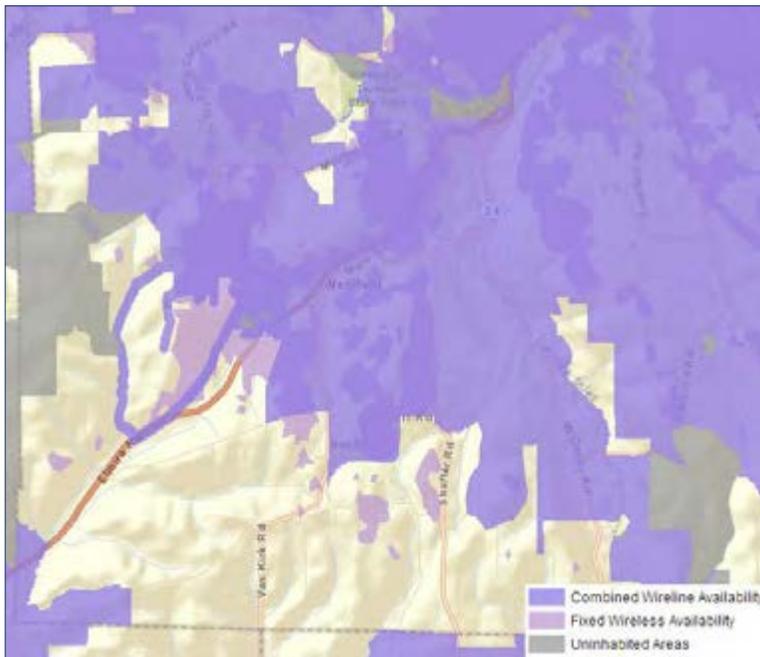
Cable, fiber optic, DSL and wireless build out will be concentrated in areas where population density can justify the infrastructure investment. This presents a challenge for much of the farming community and others who live in more sparsely populated areas. These residents also have critical need and demand for high speed connections but are often limited to satellite and cellular options if terrain and tree cover does not impede. Usually, these services support lower speeds and are more expensive because they are serving a less dense population. In the case of Satellite, information processing delays limit high speed applications like interactive video conferencing and learning programs.

For areas of Newfield where there are no viable high speed internet services, technologies such as fixed wireless and wireless LTE offer opportunities to expand high speed connectivity at affordable prices. The placement of communication towers, antennas and signaling platforms for these options may present challenges, and preserving the aesthetic qualities of Newfield must be carefully balanced against the need to expand high-speed internet access throughout the community.

The Tompkins County Broadband Committee made county-wide recommendations in 2012 with an overriding objective to enable affordable service for 100% of the county.² These recommendations have been submitted to the Tompkins County Legislature and focus on a Fixed Wireless Option that the Broadband Committee identified after extensive research and study. In assessing the importance of significantly expanding broadband internet access, the Broadband Committee focused on the following elements:

- Economic Development
- Government Performance
- Public Safety/Medical Services
- Tele-Health (in home healthcare)
- Education – changing needs and equity
- Energy and Environment
- Rural Broadband Access
- Civic Engagement

Newfield must clarify the needs and challenges of Newfield to the Broadband Committee and Tompkins County Legislature to support the overriding objective of vastly expanding broadband internet access.



Areas with light violet shading have no wired internet options, and areas without shading must rely upon cellular internet or in some small pockets, have no access at all. (New York State broadband map.)

Notes

1. See Recommendations to County Legislature in Tompkins County, 2012. "Broadband Internet Access for All Residents of Tompkins County."
2. Ibid.

Goal 8.1: Enable Newfield to be a connected and informed community, from local to global issues

Objective	Related Action	Action Text
8.1a. Investigate the feasibility of affordable high speed service for Newfield and communicate progress to residents.	12	11 Create Public Safety Committee to address Comprehensive Plan goals and support law enforcement, Newfield Fire Company, and Emergency issues
8.1b. Map cell phone and high speed internet coverage for use in assessing and recommending development patterns and expanding communication infrastructure.	12	12 Work with the Tompkins County Broadband Committee to extend broadband access to more residents and businesses
8.1c. Identify emergency communications and how they can be improved.	11	14 Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole
8.1d. Create a centralized communication vehicle for advertising upcoming events and both ongoing and upcoming volunteer opportunities.	14	

Chapter 9: Energy

Over the last half century, energy issues have frequently been at the forefront of thinking and planning from our choice of automobiles and appliances to the impact energy costs have on our local taxes. Increasingly we are concerned about how energy decisions can impact our environment, our economy and our climate. Newfield residents feel the pressures of increased energy costs in their homes, municipal buildings and transportation. The town, with its abundant resources such as biofuels (wood), wind, natural gas, and sunlight, may see some relief as these energy sources are developed. The challenge will be assessing and managing the inevitable trade-offs and consequences of developing any or all of these energy sources.



One local bed and breakfast uses solar and geothermal energy.

Vision

Newfield supports energy solutions that consider the effects of energy costs for residents; preserve resources; and protect the health, safety and rural integrity of our community for present and future generations. Ecologically responsible and financially sustainable projects that conserve energy through capital improvement or education will be promoted.

Key Points

- The town of Newfield has an abundance of renewable and non-renewable energy resources.
- At an average elevation of more than 1000 feet and with hilltops topping out at around 2000 feet, Newfield has a potentially usable wind resource.
- The town is also situated above Marcellus, Trenton-Black and Utica shale gas reserves, some of the largest natural gas formations in the world. Many of these plays are only accessible via heavy industrial techniques using recent unconventional technology.
- Many homes and businesses in Newfield are not energy efficient.
- Low median income and tax base in Newfield causes changes in energy costs to have a profound effect.

Public Opinion

Newfield residents greatly value their rural community and natural resources. In addition, over 64% felt that protecting farmland has high value. Over half of 2010 survey respondents mentioned a willingness to allow regulation to ensure clean air and water. Nearly three quarters of Newfielders ranked the development of alternative energy sources as great or high value. Many residents (70%) ranked opportunities to safely walk and bike as high importance. Support for locally grown produce was important to 92% of respondents. In addition, with the recent potential for increased gas drilling in our area with new technology, many residents have expressed concern about its safety and the impact this development might have. Some residents feel this is an opportunity for economic gain and energy security.

Table 9.1: U.S. Energy Prices by Sector and Source (2010 dollars per million BTU)¹

Fuel type	2010 pricing	2020 pricing	2035 pricing	Annual growth 2010-2035
Gasoline	22.70	31.22	34.08	1.6%
Diesel	21.87	29.06	32.77	1.6%
Fuel oil	21.21	28.78	33.11	1.8%
LPG (propane)	27.02	31.19	34.55	1.0%
Natural gas	11.08	11.06	13.86	0.9%
Electricity	33.69	32.46	32.47	-0.1%

Inventory and Analysis

Energy Costs: 2010 - Future

The U.S Energy Information Administration recently released its most recent predictions for fuel pricing up to the year 2035. Table 9.1 displays expected future costs and annual growth rates of fuels used locally. Of note is that natural gas pricing is expected to increase at a rate about half that of fuel oil, and electricity rates are expected to marginally decrease.

» Energy Distribution in Newfield

New York State Electricity and Gas (NYSEG) owns the electricity transmission and distribution system in Tompkins County, including Newfield. A recent report concluded transmission lines to Tompkins County likely have excess capacity due to a recent upgrade. However, as new energy sources are connected to the grid, they may create constraints. For example, the Black Oak windfarm in Enfield and a NextEra Energy Resources wind farm in Watkins Glen would potentially use the same transmission line, and therefore could reach the line’s maximum capacity. Therefore, NYSEG has a rigorous application process for projects creating over 25 kW.

Unlike the rest of Tompkins County, the Village of Groton operates an electricity department which owns and operates its distribution system. It purchases 4,483 kWh per month of hydropower from the New York Power Authority and additional electricity as needed from New York Municipal Power Agency. It maintains a full-time staff of three to operate the power system. Because of this arrangement,

Groton residents enjoy lower-than-average electricity rates. Business owners in 2012 Comprehensive Plan focus groups suggested investigating the feasibility of a similar system in Newfield.

Natural Gas distribution in Tompkins County is also operated by NYSEG, although the transmission system (from gas plant to gas company) is owned and operated by Dominion Transmission. Both liquid and natural gas transmission lines cross Newfield (*see Chapter 14: Industry for more information on local natural gas production*).²

» Residential building heating in Newfield

The American Community Survey estimates that 70% of Newfield homes were built before 1990 (*see Table 9.2*). Yet “homes built between 2000 and 2005 used 14% less energy per square foot than homes built in the 1980s and 40% less energy per square foot than homes built before 1950. However, larger home sizes have offset these efficiency improvements.”³

Table 9.2: Year Structure Built in Newfield (2005-2010 ACS Estimates)

Structure built...	Number of Homes	% of all Homes
2000s	211	10%
1990s	440	20%
1980s	307	14%
1950 to 1980	1008	47%
Before 1950	181	8%
Total	2147	

! A Btu is a British thermal unit. It is approximately the amount of energy needed to heat 1 pound (0.454 kg) of water, about 0.1198 US gallons, from 39 °F to 40 °F (3.8 °C to 4.4 °C).

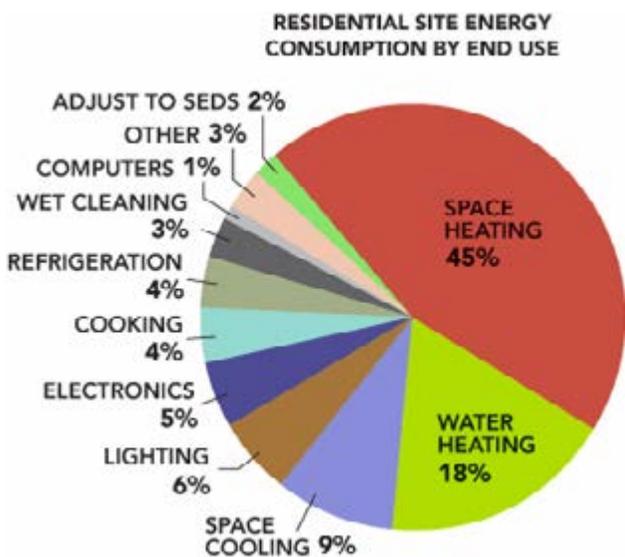
The large number of homes built before 1980 suggests that many may benefit from energy conservation improvements. Combined living space heating and cooling costs are the driving force behind this residential energy demand.⁴ They account for 54% of energy costs as shown in Figure 9.1.

Table 9.3 takes into account current fuel cost and efficiency of heating options to arrive at a total cost per BTU. It indicates that the most inexpensive heating options currently in Newfield are ground source heat pumps, coal, natural gas, wood, and wood pellets, in that order. However, about 22% of housing units in Newfield still use less economical electric baseboard, fuel oil, or propane/kerosene (see Table 9.4). The large number of homes using these fuels has been identified as a problem in Tompkins County, and a recent report recommends engaging NYSERDA for energy efficiency programs for these homes.

Table 9.3: Residential Heating Fuel Comparisons, 2012⁵

Fuel source	Fuel cost	Appliance type	Efficiency	Cost per million Btu
Electricity	\$0.11 / kWh	Baseboard	100%	\$32.24
	\$0.11 / kWh	Air source heat pump	147%	\$22.00
	\$0.11 / kWh	Ground source heat pump (geothermal)	330%	\$9.77
Natural gas	\$1.22 / therm	Furnace or boiler	78%	\$15.64
Propane	\$2.67 / gal	Furnace or boiler	78%	\$40.29
Fuel Oil	\$4.05 / gal	Furnace or boiler	78%	\$37.44
Wood	\$200 / cord	Room heater	55%	\$16.53
Wood pellets	\$200 / ton	Room heater	68%	\$17.83
Coal	\$200 / ton	Room heater	75%	\$10.67

Figure 9.1: U.S. Residential Site Energy Consumption by End Use⁶



"Adjust to SEDs" category is an "energy adjustment EIA uses to relieve discrepancies between data sources."

! Homes built after December 28, 2010 must meet the Energy Conservation Construction Code of New York State (ECCCNYS).⁷

Table 9.4: House Heating Fuel in Newfield (2005-2010 ACS Estimates)

Heating Source	# Occupied Units	Percentage
Gas (Utility, Bottled, tank, or LP gas)	1,159	58%
Electricity	256	13%
Fuel oil, kerosene, etc.	382	19%
Coal, coke or Wood	198	10%
Solar energy	0	0%
Other fuel	12	1%
No fuel used	0	0%
Total	2,007	

» **Hidden costs of using fossil fuels**

A 2009 study by the National Academy of Sciences quantified costs of fossil fuels not reflected in their retail price. Damages were an estimated \$120 billion in the U.S. in 2005, reflecting primarily health damages from air pollution associated with electricity generation and motor vehicle transportation. Not included are unknown damages from climate change, harm to ecosystems, effects of some air pollutants such as mercury, and risks to national security. The report assesses the effects caused by energy sources over their entire life cycle—for example, not only the pollution generated when gasoline is used to run a car but also the pollution created by extracting and refining oil and transporting fuel to gas stations.⁸

The report concludes that coal and oil create almost equal amounts of damage, and natural gas extracted conventionally causes somewhat less: the average coal plant at 3.2 cents per kWh compared to 0.16 cents per kWh for natural gas plants. The damage from gasoline and diesel fuel was between 1.2 and 1.7 cents per mile driven. The life-cycle damages of wind power were small compared to coal and natural gas, as were the damages found from normal operation of the U.S.'s existing nuclear power reactors. New studies are currently being undertaken to determine the hidden costs of unconventional high volume horizontal gas drilling.

Renewable Energy - Electricity

Currently, wind generation supplies approximately 1% of NYSEG's local electrical mix. Hydro power makes up 16%, solid waste less than 1% and solar 0%.⁹ The U.S. Energy Information Administration has predicted that electrical generation from renewable sources will have an annual growth rate of 2.5%. Generation using natural gas will have an annual growth rate of 1.3%, while coal generation's growth rate will be 0.2%, and oil generation will decrease annually by 0.6% through the year 2035.¹⁰

Many hilltops in Newfield appear to have sufficient wind at 50 meters for residential wind mills, and some may have sufficient wind at the 80 meter level for commercial installations (see

Map 12: Wind Resources). A recent study found parcels on Benjamin Hill and Connecticut Hill as some of the most ideal in Tompkins County for commercial power based on current land use and protected status, minimal disruption of scenic resources, wind speed, and proximity to transmission lines.¹¹ The Town adopted a Wind Power Ordinance in 2008 that outlines a predictable permitting process for both commercial and small-scale wind turbine generators, requiring setbacks of 1.5 times the height of turbines in most cases along with other safety and aesthetic requirements.

Neighboring Enfield's 30 megawatt wind installation will consist of approximately 12 wind mills, and construction will begin in 2013. The power from the development could supply half the county's homes with electricity.¹² Locally produced wind energy from New York and Pennsylvania can also be purchased through NYSEG in 100 kWh blocks. It is currently sold to residents and businesses by Community Energy.



One projection of what Black Oak Farm in Enfield may look like upon installation (blackoakwindny.com)

! Non-marketed renewables are end use sources of renewable energy, rather than sources that will be sold on the market.

Renewable Energy - Small Scale Residential

There are no estimates available that show the current percentage of local residential energy supplied with marketed renewable resources such as wood and non-marketed renewables such as passive solar, ground source heat pumps, wind, and solar photo-voltaics. The U.S Energy Information Administration has predicted an annual growth rate of 0.1% for wood and a combined annual growth rate for all other non-marketed renewable energy sources of 6.2% through the year 2035.¹³

The solar potential in the Newfield area is less than ideal due to cloudy weather, but solar heat and electricity generation can contribute to the residential energy needs. Increasing residential photovoltaics can reduce long-term energy costs, but lowered energy costs are usually not enough incentive for homeowners to pay high up-front costs. Cash incentives, Renewable Energy Certificates, and tax credits are critical to lowering costs, but these costs are shared by taxpayers, and homeowners still must finance a large amount.¹⁴

Ground source heat pumps, also known as geothermal, use solar energy stored in the ground to heat a building in the winter, and use the ground as a heat dump during the summer. They are particularly attractive in Newfield's climate, and though expensive to install, often have simple paybacks of 5-7 years over conventional oil, propane, or electric heating systems, and may save even more money with rising fuel costs.¹⁵ With no point-of-use combustion source, they are very clean and safe to operate. Ground source heat pumps are also well suited for commercial buildings.¹⁶

Biomass, in the form of wood, has been used for space heating in Newfield for generations. More recently, wood pellets and corn are used for fuel. Even the fumes from landfills can be used.¹⁸ Wood can be inexpensive, carbon neutral, and locally sourced. However, there is increasing evidence that wood smoke has negative health implications. Wood burning emits significant quantities of known severely health damaging pollutants, including fine particulate matter (PM_{2.5}), carbon monoxide, nitrogen oxides, and a number of known carcinogens.¹⁹ Although new,

EPA-certified wood stoves emit approximately 70% less pollution than conventional wood stoves, many wood stoves in use are older, inefficient models that pollute.²⁰ Due to air quality issues, there will be more state and federal regulation of wood-burning appliances in the future.

Gas Development

The Marcellus shale gas reserve is thought to be one of the largest natural gas stores in the world. Some reports tout the clean attributes of this resource, others refute it. Though this could potentially be a source of natural gas and an economic influx to our area, there are many concerns and questions about the technology of high volume horizontal hydraulic fracturing (see *Chapter 14 on p. 113*). Regardless, natural gas is a non-renewable fuel, and it will also contribute to climate concerns. In addition, the amount of gas to be found under our Town and the distribution of the gas, if extracted, remains a point of dispute.

! Cornell University's Lake Source Cooling project is a variant of the heat pump technology, and costs of installation are greatly reduced when water sources are used. A recently initiated study is assessing the environmental impacts.¹⁷



Newfield home utilizing solar and biomass energy

! Changeout campaigns encourage residents to switch out their old appliances by paying for part of the new purchase. See more at www.epa.gov/burnwise/how-to-guide.html

Other Considerations

» **Transportation**

Since most residences in Newfield are located about 10 miles from Ithaca and 35 miles from Elmira, vehicular transportation is necessary. As a community, we must promote wise use of transportation-related energy and mass transit (see *Chapter 7 on p. 55*).

» **Local Foods**

The agriculture sector uses a large amount of fuel. A 2008 study suggested “The average distance that food is transported before being consumed by an American is 2,400 km, which requires about two million kcal per year per person. On average this is 1.4 times the energy in the food that is consumed per person.”²¹ It estimated the amount of fossil fuels used in the system could be decreased by 50% with changes in production and consumption.

Local farming supports this energy-efficient philosophy, and a large majority of Newfielders support promoting local agriculture. However, local agriculture’s positive effects are impacted by a number of factors, including farming method, crop, scale, and geography.²² Therefore, the Comprehensive Plan supports working with local farmers and Cornell Cooperative Extension to promote local agriculture (see *Chapter 15 on p. 117*).

» **Climate Change**

No discussion of energy would be complete without a mention of climate change. The majority of climate scientists have compiled data that support the existence of climate change. Their data indicate that the present change is related in part to human created greenhouse gas emissions, and that we need to address the problem.²³

Energy practices that address lowering carbon emissions make good economic sense. On a residential level, increasing insulation levels, conserving fuels, using renewable energy sources such as local firewood, heat from the ground or sun, and eating local foods, all save money. In addition, the economic costs involved in recovering from increasing weather-related natural disasters are formidable.

On a commercial level, a 2011 study by Synapse Energy Economics compared U.S. electricity generation in a “business as usual” scenario to a “transition scenario” where energy efficiency and renewable energy are significantly increased, natural gas use is decreased, coal use is eliminated by 2050, and nuclear power is reduced by 26%. The transition scenario would actually result in a net savings of 83 billion dollars over 40 years. Under the business as usual scenario, carbon dioxide emissions rise 26% over 2010 levels by 2040. Under the transition scenario, carbon dioxide emissions decrease 81% over 2010 levels by 2040.²⁴

Notes

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Related Goal: Promote cycling, walking, and transit use in the town (see *Transportation Chapter*)

Related Goal: Continue to promote local food production and sale utilizing low-carbon methods (see *Agriculture Chapter*)

Goal 9.1: Promote efficient, economical, and sustainable energy use in existing building stock and new construction within the town

Objectives	Related Action	Action Text
9.1a. Create an energy efficiency plan, including researching bulk purchase of electricity, and make suggested action steps for the Town of Newfield to lower energy costs and move toward energy independence.	21	7 Evaluate and strengthen Town services, including code enforcement and emergency compliance
9.1b. Support and publicize pilot programs that demonstrate energy improvements and can also be used for educational purposes.	21	21 Create an Energy Plan and associated outreach to keep energy costs down for residents, for Town physical assets, reduce town wide emissions, and promote sustainability locally and globally
9.1c. Determine reasons for use of less economical heating fuels such as kerosene or electricity and investigate energy efficiency programs for these homes or extension of the natural gas distribution system.	21	
9.1d. Increase awareness of the NY State energy code (ECCCNYS 2010) when residents are undertaking remodeling jobs or building new construction.	21	
9.1e. Ensure that code enforcement officers are properly trained concerning NY State energy code (ECCCNYS 2010).	7	

Goal 9.2: Promote development of alternative energy sources while protecting the interests of the majority of Newfield residents

Objectives	Related Action	Action Text
9.2a. Identify possible locations for wind generation, considering practicality and aesthetics; ensure wind development permitting is straightforward; and encourage local investors and developers to come forward with wind proposals.	21	1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
9.2b. Investigate alternative energy production and use in municipal and school buildings, including Combined Heating and Power.	21	
9.2c. Streamline permitting for new residential energy sources such as solar, wind, geothermal, and biomass with minimization of effects on neighbors considered, and investigate the protection of solar or wind "rights" of existing installations.	1	21 Create an Energy Plan and associated outreach to keep energy costs down for residents, for Town physical assets, reduce town wide emissions, and promote sustainability locally and globally
9.2d. Publicize wood, pellet, biomass heating as a use of locally available sustainable resources, including future swap-out programs for wood consumers to replace older appliances with more efficient and cleaner burning appliances.	21	

Chapter 10: Safety and Security

Promoting the health and safety of a community is vital to a Town's role in supporting a strong and functional community. Factors must be adequately addressed to allow residents, employees and visitors to pursue their roles in the community without unnecessary dangers or concerns. It is the duty of each individual to conduct his or herself in a manner that values personal health and safety as well as that of others in the community. However, services such as law enforcement, fire and emergency response, regulations to protect community health and safety, and health services are necessary in today's world.



Newfield Fire Company responding to a call

Vision

Newfield will consider the health and safety of its residents and visitors in all of its decisions. It will promote personal responsibility for health and safety through education. The Town will creatively work with health and safety service providers to meet the Town's needs while keeping budgetary concerns in mind.

Key Points

- The Town must keep health and safety in mind when making all decisions.
- Law enforcement, fire, and first responder services require planning, staff and funding, especially as town grows and new land uses are introduced.
- Newfield residents have to travel at least 10 miles for health care services.
- Mature adults need more services in Newfield.
- Emergency communications in Newfield are weak.

Public Opinion

Health and Safety is very important to most Newfielders. Over half of respondents said that they chose Newfield to live in because of its small town atmosphere. A friendly, caring, safe, quiet community was cited often with what people like most. In the 2010 survey, 91% of respondents did not feel that fire protection was excessive, and a majority felt fire protection was adequate. Only 3.2% felt it was inadequate. In addition, Emergency Medical Technician and public safety and enforcement services were felt to be adequate.

Regulation to protect clean air and water was considered one of the top 3 issues by 62% of respondents and almost 90% considered it of some to great value. Many respondents thought senior housing and assisted living was a top residential option needed and some added that other senior services are inadequate. Almost all of survey respondents felt places to safely walk and bike were important.

Inventory and Analysis

Police and fire services are better equipped when they have a coordinated emergency communication network and a system that is in place to handle future emergencies. Newfield requires this type of coordinated plan to draw together resources to meet minor emergencies and to help organize the Town in case of major emergencies.

Police

As of January 2013, the police sub stations in Newfield, made up of the Tompkins County Sheriff's Department and the New York State Police, are not staffed on a 24/7 basis. This puts the Town at a disadvantage, because the response time from other parts of the County can take from fifteen to nearly thirty minutes. The Town would benefit by having additional part-time law enforcement coverage. These officers could also serve as first responders to any medical emergency. Coordination between all health and safety providers would be integral.

The new Newfield police coverage could work with the community to help establish neighborhood watch programs and public safety programs. For example organizations such as church groups, school groups, scouts, and mature citizens could be trained and could help serve the community. Part-time police coverage, with roots back to the community, would help to build a relationship that could prove to be invaluable in time of mutual community need.

i Information on starting community watch programs can be found at criminaljustice.state.ny.us/ofpa/neighborhood-watch.htm



Newfield firefighters fighting a fire on Millard Hill Rd.

! The Newfield Fire Company offers an annual Fire Prevention Week educational program for every elementary child regarding fire safety.

Fire

The Newfield Fire Company is an all-volunteer company that depends on members of the community to provide fire protection and Emergency Medical Services (EMS) to the residents of the Town of Newfield, and surrounding Tompkins County.¹ It was formed on March 17, 1917, and in 1982, the company moved to its current site at 77 Main Street. In 2013, it had 35 volunteer firefighters including nine Emergency Medical Technicians (EMTs). The Fire Department responds to about 400 calls each year, and two-thirds of these are EMS Calls.

Volunteers must be 18 years old to be trained and certified by the state as a Basic Firefighter. The Occupational Safety and Health Administration (OSHA)² requires ongoing training, often in conjunction with Tompkins County, on a variety of subjects including natural emergencies, chemical spills, and accidents. As new health and safety concerns emerge, new training is required. EMTs require additional training and State certification, and advanced courses are available. 16-18 year olds may receive training and provide support for firefighters at the scene as Junior Firefighters.

Responders are notified of a call via pagers activated through Tompkins County dispatch at 911. Newfield is part of the County Mutual Aid agreement with neighboring towns that assist each other when needed.

The Town of Newfield provides most of the Fire Company's budget (*see Chapter 5 on p. 35*). Additional funds come from rental of the Fire Hall, two fundraising barbecues, and other donations.

The Company has six vehicles and is outgrowing its current facility. With the anticipated growth of the community including new housing and light commercial and industrial development, the Newfield Fire Department's existing staffing, training, and equipment may soon

be inadequate. It would be timely to explore expanding or improving current fire services. Topics to consider include:

- Adequacy of the current fire station and expansion needs
- Establishment of a satellite station or stations
- Contract coverage with the Town of Ithaca
- Establishment of a fire district with elected fire commissioners
- Adequacy of current equipment and the specialized use of this equipment to cover all areas of the Town, such as a light ladder truck with the ability to pump water and a small, specialized boat for use in the low lying Town areas
- Extension of the hydrant system and creation of new draft ponds

The greatest challenge to confront the Newfield Fire Department, which is common to many fire departments throughout the country, is the recruitment and retention of volunteer members. However, it is notable that many of the Newfield's volunteers go on to make firefighting and/or EMS services their career. In addition, more state and federal training requirements will tax the manpower of the department in the future. Possible avenues to explore to alleviate this issue include:

- Allowing active fire fighters to be brought into the department at age 16
- Pay per call for each volunteer responding
- A retirement incentive program based on number of trainings and alarms attended over a 20-year term
- Paid drivers on a 7am to 5pm basis to cover the time when first responders are not available
- Part-time paid chief and assistant chief;
- A bunker program in which in exchange for staying at the station, calls could be covered
- An intern program with one or more of the local colleges to help supply bunkers for a bunker program

First Responder Services

Though the Newfield Fire Company provides first responder services, the nearest ambulance service is over 10 miles away from the Hamlet and farther away from other areas in the Town. The Town should investigate the establishment of a community ambulance service run as a private, not-for-profit organization. It could be staffed by both paid professional paramedics and volunteers from the community.

The service could be run separately from the Newfield Fire Department, but used in combination with the department as a first responder group. With this type of service, seconds count. If critical response time could be cut, lives may be saved in many emergency situations. A common practice among many towns is to bill all calls and transport through subscriptions and private insurance. *(see Chapter 6 on p. 42 for more information on healthcare and senior services.)*

Emergency Communications

Current emergency communication service is supplied through the Tompkins County 911 Center and the emergency service provider. An assessment final report of Tompkins County 911 is anticipated in spring 2013. Areas requiring improvement include:

- A 911 call back system that would convey emergency information to both land line and cell users in the community
- Universal cell phone service in the Town of Newfield
- High speed internet for all Town residents to improve how emergency information is dispatched to the community
- The availability of low cost weather radios for use by Town residents
- The use of phone trees through local church and civic groups to help reach all Town residents, with the mature citizen in mind, tailored to help contact house bound residents and senior citizens on a daily basis to ensure their safety

In addition, the Town could provide basic internet instruction to all the Town residents through local service organizations, with a goal of improving online emergency communication to those unfamiliar with the internet.

Emergency Management

Tompkins County is part of the State Emergency Management System. Every member of the Newfield Fire Department, Newfield Town Board, Town Clerk's Office, and Town staff should be required to attend National and State training in Emergency Management.

Management of Emergency Response records needs to be coordinated through the Newfield Town Clerk's Office and the Tompkins County Clerk's Office. All unit managers should pass their paper work and budget requests to the Newfield Town Clerk to be routed to the proper entity. One of the critical areas of Emergency Management is record and budget keeping. The New York State Emergency Preparedness Act requires municipalities to have a Public Information Officer to cover public relations and communications during an emergency. A part-time volunteer or employee could be responsible for this, record keeping, and response reimbursement funding.

Miscellaneous Safety Issues

As commercial and residential projects are developed in the Town of Newfield, many design strategies can help mitigate health and safety issues if implemented properly. In addition, In order to help detour crime and possible low visibility situations, the lighting district could be expanded to help cover areas not currently covered.



Newfield firefighters fighting a fire on Tower Rd. (K. Harding)



Emergency responders on Danby Rd. (K. Harding)

Notes

1. 2013. "Newfield Fire Company." www.newfield-fireco.org
2. US Department of Labor, 2013. "OSHA." www.osha.gov

i The draft Tompkins County Multi-Jurisdictional All-Hazards Mitigation Plan Update contains potential regional impacts and is located at www.tompkins-co.org/planning/hazmit.htm

Goal 10.1: Maintain an adequate level of law enforcement, fire and emergency response services to provide timely response to emergency situations

Objectives	Related Action	Action Text
10.1a. Support the Newfield Fire Company in its efforts to remain fiscally sound, housed, and well equipped while keeping low taxes in mind.	11	7 Evaluate and strengthen Town services, including code enforcement and emergency compliance on p. 141
10.1b. Support the Newfield Fire Company in recruiting and maintaining volunteers.	11	
10.1c. Support local law enforcement agencies in their efforts to provide adequate staffing in Newfield, investigating opportunity and funding for a full or part-time staff member.	11	11 Create Public Safety Committee to address Comprehensive Plan goals and support law enforcement, Newfield Fire Company, and Emergency issues
10.1d. Promote neighborhood watch and public safety programs.	11	
10.1e. Work with all stakeholders to determine how to comply with the New York State and Emergency Preparedness Acts.	7	

Goal 10.2: Educate and empower the community on issues related to health and safety

Objectives	Related Action	Action Text
10.2a. Establish a system to provide home fire safety and chimney inspections and education for homeowners and community members on a regular basis and explore grant funding for replacing old stoves and fixing unsafe chimneys.	29	18 Create a partnership for education and health initiatives in Newfield
10.2b. Investigate and analyze existing situations related to suspected health issues such as cancer clusters and seek to improve them.	18	
		29 Create a Home and Building Improvement Alliance to spearhead town-wide initiatives to improve Newfield's housing and building energy efficiency, accessibility, and upkeep

Related Goal: Ensure that emergency communications are adequate for all stakeholders (see Chapter 8: Communications)

Related Goal: Ensure health and safety considerations are taken into account during site planning and development (see Section 3: Development)

Section 3: Development

This final section of the Comprehensive Plan discusses the physical and economic development of Newfield: how people use the natural and social resources to build homes and an economy. Economic development is a long-term process to increase a community's economic resilience and the quality of life for all residents, especially the most vulnerable.¹ This can include many strategies, including ensuring residents have the right training for available jobs, improving the business climate through assistance and marketing, and providing services that residents need.²

The section begins with a discussion of Newfield's Businesses and Labor. The rest of the section is broken into major economic uses of our land: Housing, Agriculture and Forestry, Service Sector, and Industry. Each chapter inventories Newfield's strengths and challenges and makes suggestions to build upon the strengths and mitigate the challenges. The section also suggests ways to minimize and resolve conflicts between neighboring residents and businesses. Finally, it seeks ways to encourage development patterns that are economically and environmentally sustainable in the long-term, preserving those qualities of Newfield that residents and business owners value. Much of this can be achieved through recommendations in the first and second sections, and this section builds upon those recommendations.

i For a survey of rural economic development resources, see www.rural.org/lgg/Ch12/EconDev.html#OverviewofDevelopment

A Vision for Newfield

Newfielders value that they can use their land as they wish, and the Comprehensive Plan holds the core value that people have the right to enjoy their property as they see fit so long as it doesn't impinge upon the rights of others. However, the 2010 survey showed most respondents to be ready for planning in Newfield. Over 80% felt that planning policies to guide growth and development were of value. This section provides recommendations on how Newfielders may choose to work together to achieve the vision of Newfield articulated throughout the plan.



Aerial view of Newfield Hamlet (Bing Maps)

The survey also provided respondents' vision of Newfield's development. The three forms of commercial development receiving the most support (each more than 83%) were locally grown produce, small-scale development such as restaurant, gas station or garden store, and agricultural production. On the other hand, 82% answered "no" to the question of whether Newfield should encourage large scale development, and 71% were opposed to development that is unrestricted with regard to location.

In the public input sessions of August 2011, development that resulted in loss of farmland and forests, both private and public, or that was large in scale, including malls and heavy industry, was deemed undesirable. A majority of input indicated a concern over the range of impacts expected from unconventional gas drilling. Rural farmland was of some-to-great value to 88% of respondents and farmland protection was of some-to-great value for 95% of respondents. However, respondents favored development on five-acre or larger residential lots (25% great value) over cluster development with housing grouped closely (14% great value). This may represent a need for more education and outreach on housing patterns that conserve open space.

A majority of respondents felt Route 13 is an ideal location for commercial development. "Near the Town of Ithaca" and "on Route 34/96" also had majority favorability. Respondents were divided nearly equally on whether the Hamlet is ideal for future commercial development.

However, planning professionals recommend supporting walkable downtowns that preserve open space.³ Only 14% thought Newfield should continue to have unrestricted development.

On the other hand, some business and agriculture representatives are concerned about onerous regulation's possible chilling effect on business growth. Additionally, meeting participants recognized the challenges of developing income on farmland and forest land, suggesting supporting local businesses and farms and developing alternative space and opportunities for small businesses, such as fairs, community markets, and incubator space.

To balance Newfielders' desire for open space preservation and their preferred potential development, the Comprehensive Plan sets forth a vision in which most new housing is developed within walkable distance of Newfield's Main Street, with the remainder in large lots near the Town of Ithaca. It envisions agriculture continuing as a viable use in Pony Hollow and Benjamin Hill, with Newfield's best, contiguous agriculture land remaining in profitable production. Service Businesses would be concentrated near population centers. The Plan suggests working with economic development agencies to develop incentives to guide growth, along with regulations restricting potentially damaging uses in unique environmental areas (*see Chapter 3 on p. 20*). The Plan also recommends investing in existing infrastructure before expanding, including connecting interested homeowners with opportunities to improve their homes to the extent possible.

Site Plan and Subdivision Review

A major proposal of this section is to implement a policy of Site Plan/Subdivision Review or a Development Guidance System for major projects. The Planning Board would review proposed projects in a public forum and evaluate them based on set criteria. Such a process can take many forms, but should:⁴

- Help developers understand and meet the goals of the Comprehensive Plan and Newfield's unique identity and character
- Help developers understand existing Town, County, and State codes and be

aware of new federal, state, and county incentive programs,

- Be clear and predictable, rather than politicized and arbitrary,
- Encourage quality development that will minimize public financial burden
- Minimize conflicts between developers and neighbors, addressing neighbor concerns while ensuring protection of personal property rights
- Promote responsible development; be flexible and responsive to the changing dynamics of the marketplace

This tool should not be used to slow or stop development, but ensure it takes the best shape possible for both developer and neighbors. In addition, this tool should only be used for high-impact residential, commercial, and industrial projects. Homeowners, farmers, and business owners reasonably using their land should not be disturbed. The definition of high-impact and major developments, along with review criteria, should be developed with full cooperation from the public. Initial suggestions based on the Comprehensive Plan outreach are provided in the appendix, and the Planning Board, working with the Town Board, Tompkins County, and the public can build upon this to develop guidelines.

1. Community and Regional Development Institute, n.d. "Definitions of Economic Development." cardi.cornell.edu/cals/devsoc/outreach/card/calendar-events/upload/DefinitionsEconomicDevelopment.pdf
2. This is by no means an exhaustive list; strategies can include creating or reducing regulations, lowering or raising tax rate, enacting living wage ordinances, or any other number of actions dependent on the community and region.
3. Tompkins County, 2012. "Building Vibrant Communities in Tompkins County." www.tompkins-co.org/planning/community%20planning/documents/DevelopmentFocusAreasStrategy_adopted_10-2-12_000.pdf
4. Adapted from Eggers, William D., 1990. "Land Use Reform through Performance Zoning." reason.org/files/ao64e51d24491f84f63b02f97040b4ac.pdf and NYS, 2008. "Site Development Plan Review-James L. Coon Series." www.dos.ny.gov/lg/publications/Site_Development_Plan_Review.pdf

Chapter 11: Housing

Housing patterns are of concern to the Town for many reasons. It is more efficient to provide fire protection, security, and maintain roads for housing that is centrally located near existing infrastructure. A balance between housing and other land uses is important because housing normally brings less net revenue per acre than farmland, industry, or even open space because of the high cost of necessary services such as security and education.¹ However, the Town cannot close its doors to new residents, and residents are what bring vibrancy to the community. Finally, quality of housing is everyone's concern. Low-quality or aging housing has energy efficiency and property value concerns, and lack of quality existing housing leads many to convert farmland or open space to new housing rather than move to existing neighborhoods.



Typical housing in Newfield Hamlet

Exploring census data shows that the oldest housing is concentrated in Newfield's core areas, that housing's land footprint grows at a faster rate than raw population, and that even though manufactured homes are popular, many of Newfield's renters still pay more than half their income for housing. Newfield's availability of land, convenience, and beauty are expected to continue to drive development, especially when farmers retire and sell land to developers. Federal and state regulations, tax code, and local infrastructure policy have all shaped development as well. Newfield must continuously consider if its housing and land use policies advance its long-term goals.

Vision

Newfield will encourage the preservation and enhancement of existing housing. When growth occurs, Newfield will support the reasonable development of long-lasting, energy-efficient, well-maintained housing of a variety of types built with quality craftsmanship. This housing should fit Newfield's rural character in sustainable patterns of development that preserve agricultural and open-space resources and group housing near existing services and infrastructure whenever possible.

Key Points

- Newfield has a large percentage of manufactured housing (single or double wide mobile homes) in land lease communities, which carry special challenges.
- New housing will continue to be necessary as household size shrinks, putting pressure on open space and agricultural lands.
- Development near Newfield Hamlet rather than elsewhere is desirable for many reasons, but is also hampered by lack of a vision and services.
- As older residents retire and move to different housing, these houses may need renovation to attract new families. Residents who choose to age in place may need accessibility improvements.
- Residents have concerns about nuisances such as noise disturbing the peaceful, rural atmosphere.
- Affordability of high-quality housing is a concern to many residents, especially renters.



Townhomes can be an affordable type of owner-occupied housing that conserves open space. (Huntley Manor)

Public Opinion

Respondents to the 2011 mail survey indicated that all housing types have some value, with small, single family detached as the best rated type. Most respondents also said affordable housing, green building construction, and senior housing all had good or great value in Newfield. However, response was mostly negative toward land lease communities (mobile home parks). Respondents felt that residents often were not integrated into the community, that residents were too often transient or temporary, and that the housing is of low quality in some cases. Many survey respondents and meeting participants believe that existence of vacated, run-down structures are a problem in Newfield. Another concern is nuisances such as noise from truck traffic, motorcycles, and ATVs, and negative effects of some industries.

Most survey respondents rated large acreage lots, compact mixed-use neighborhoods, and smaller acreage lots all of at least some value. It is clear that different types of Newfielders appreciate different types of patterns, and a continued mix is desirable. Survey and meeting participants voiced concerns that too much development would destroy the rural character and farmland of Newfield, but did not agree on the best development patterns to preserve these qualities. Housing must allow multiple uses: more than 1/5 of survey respondents use their property as more than just a residence, either operating a business or farm. Another option discussed at meetings is to increase the attractiveness of Newfield Hamlet to encourage development near the Hamlet.

! “Rural Towns” included for comparison in this chapter are an average of Tompkins County towns under 10,000: Caroline, Danby, Enfield, and Ulysses

Inventory and Analysis

Housing and Vacancy Rates

Table 11.1 shows the relationship between population growth and housing unit growth, illustrating that the number of units grows at a faster rate than total population—this is an effect of household sizes shrinking (see Chapter 2 on p. 14). Even when population grew only 1%, the number of occupied units grew 3%. Also notable, the vacancy rate didn't significantly change from 2000-2010, but many of those houses were put on the market. This "on the market" rate has been increasing since 1990. However, this rate is only slightly higher than other Rural Towns (ranging from 3.3% in Groton to 5.1% in Danby), and much lower than the New York State average (see Table 11.1). In fact, given a 5% vacancy rate "rule of thumb" for healthy

markets, there was probably an undersupply of housing in Newfield until recently.

Four population scenarios were projected in the People chapter. If household size continues to shrink at its historic, steady rate of 2% every five years, Newfield would grow by 111 households by 2030 in the lowest-growth scenario and 537 in the highest-growth scenario. The reality will likely be somewhere in-between, unless there are large changes in population trends or Newfield pursues very different policies moving forward.

Table 11.1: "For Rent or Sale" rates in Newfield and Comparables, 2010

Town of Newfield	Rural Towns	Tompkins County	New York State
5.4%	4.9%	4.7%	7.4%

Table 11.2: Historic Population and Housing (Decennial Census)

	1970	Change	1980	Change	1990	Change	2000	Change	2010
Total Population	3,052	44%	4,401	11%	4,867	5%	5,108	1%	5,179
Number of Occupied Units	1,074	46%	1,567	21%	1,901	8%	2,052	3%	2,123
Total Number of Housing Units	1,113	44%	1,600	24%	1,988	11%	2,203	3%	2,277
Vacancy Rate	3.5%		2.1%		4.4%		6.9%		6.8%
For Rent or Sale	1.2%		0%		2.3%		3.4%		5.4%

Note: changes in total number of units is a net: it's the difference between new units being constructed and older units being demolished. Units which are vacant but not for rent or sale may be seasonal homes, homes held for migrant workers, or homes that have been sold but the owners hadn't moved in at time of the census. Note the decennial census slightly overcounts vacancy due to non-respondents, see content.knowledgeplex.org/kp2/img/cache/kp/2627.pdf

Table 11.3: Four Growth Scenarios, Number of Households (Occupied Units)

	2015	Change	2020	Change	2025	Change	2030	Total New
Avg. Household Size	2.39	-2%	2.34	-2%	2.30	-2%	2.25	
A. Low change relative to County	2167	45	2211	44	2256	42	2298	131
B. High change relative to County*	2169	47	2216	39	2255	25	2280	111
C. Low growth independent of County	2181	60	2242	62	2304	64	2367	186
D. High growth independent of County	2278	166	2444	179	2623	192	2814	537

*Because "high change" population rapidly grows, then rapidly shrinks, it has fewer new units after 20 years than low change.

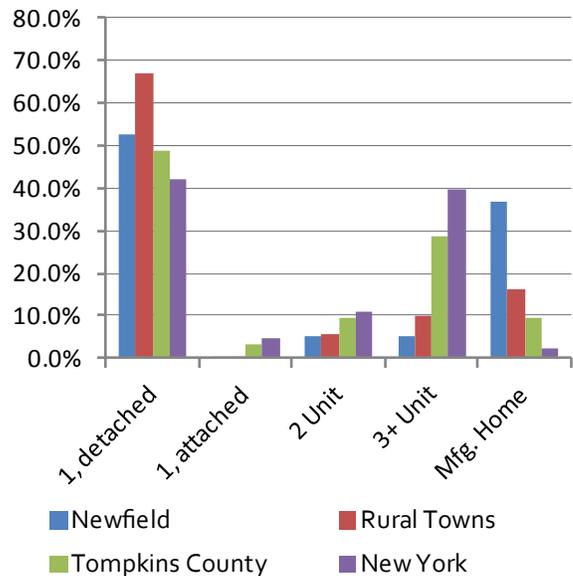
Figure 11.1: Housing Type (2005-2010 American Community Survey Estimates)

	Total Units	Single-Family Detached	Single Family Attached	2-Unit Structure	3+ Multifamily Structure	Manufactured home
Newfield	2,147	52.5%	0.6%	5.1%	5.1%	36.8%
Rural Towns	7,408	66.4%	0.7%	6.5%	10.1%	16.30%
Tompkins	41,381	49.0%	3.1%	9.4%	28.8%	9.7%
New York State	8,050,835	42.1%	4.9%	10.9%	39.6%	2.5%

Note: Single-family attached are typically row or townhouses. A 2-unit structure could be a duplex, a house with an upstairs apartment, or a house with an accessory or "in-law" apartment.

Housing Type

As Figure 11.1 illustrates, Newfield’s percentage of manufactured homes is greater than the other small Tompkins towns. It is comparable to Enfield’s 36.4%, however. Correspondingly, Newfield has lower percentages of other housing types. Manufactured homes in Newfield are discussed in a following section. Among non-mobile housing, Newfield has an especially low percentage of multifamily structures compared to other small Tompkins towns; it’s 8% of non-mobile housing compared to an average of 12% for the other towns. This isn’t unexpected; manufactured housing and apartment housing often serve similar markets.



Affordability

Although the public often thinks of lower income earners when they hear “affordable housing,” many types of people struggle with housing costs. Tompkins County 2006 Affordable Housing Needs Assessment recommended that nearly 4,000 non-student housing units should be created between 2005 and 2014. Of these units,

- **38%** should be affordable to those making 50% AMI
- **16%** should be affordable to those making between 50% and 80% AMI
- **21%** should be affordable to those making between 80% and 120% AMI

The Tompkins County 2006 Affordable Housing Needs Assessment suggested 500 of these units be in rural villages and hamlets and 500 in other rural or infill locations. Although population did not increase as much as the housing needs

! HUD defines an affordable house as costing no more than 30% of a family’s income.

! AMI is “Area Mean Income,” \$73,800 in 2012.

assessment predicted, housing affordability is still a major concern for Tompkins County (see Table 11.4 on p. 89). Even accounting for the 38 unit margin of error in Newfield, it is clear that renters in Newfield struggle the most with affordability, with many paying more than half their income for housing costs.

It is important to note that this does not include people priced out of Tompkins County altogether: those who would prefer to live closer to work but cannot afford housing that meets their needs in Tompkins County. 30% of out-of-county respondents to a 2006 survey reported they would move into the county if they could afford it.² However, many organizations including HUD³ are increasingly recognizing that housing and transportation costs are linked: housing far from employment opportunities and daily services isn’t as affordable because of high gas costs.

Therefore, any new affordable housing in Newfield should be located within walkable distance to daily services such as childcare, school, and to TCAT stops.

In addition, affordable housing must meet families' needs of quality and long-term security: housing quality and security have been linked to higher educational and social outcomes. Finally, housing professionals suggest that mixed-income housing "contributes to [communities'] diversity and stability."⁵ Towns may encourage mixed-income housing through:

- Encouraging mixes of smaller, more affordable units along with large units in market-rate developments through regulation or incentives
- Seeking state or federal funding to subsidize second mortgages of families living in market-rate housing
- Requiring or encouraging a certain number of units in an apartment building (typically 20% to 60%) to be permanently affordable to an income segment, often making development eligible for federal low-income tax credits
- Building infill subsidized rental units, or building homes in a community housing trust model in an otherwise market-rate neighborhood

See ithacanhs.org/community-housing-trust.html for information about the County's Community Housing Trust, a method to keep owner-occupied housing affordable. See www.tompkins-co.org/planning/housing_choices/housingfund.htm for Housing Fund information.

! Low-income tax credits provide a dollar-to-dollar tax credit administered by the US Government for rental housing that meets certain affordability requirements. See www.hud.gov/offices/cpd/affordablehousing/training/web/lihtc/basics/

Newfield Garden Apartments

Newfield Garden Apartments, managed by Better Housing for Tompkins County, is currently the only subsidized housing in Newfield. It is open only to those 62 or older and/or disabled, and it is income-restricted. It consists of 28 one-bedroom apartments rented for 30% of residents' adjusted income. Better Housing for Tompkins County has considered expanding the residence, but even if it desires expansion, it would be impossible with Newfield sewer's current capacity.



Newfield Garden Apartments.

! Market rate housing is conventional housing with no rent or sale price restrictions, making a landlord free to attempt to rent or sell the space at whatever price the local market may fetch.

Table 11.4: Housing as a % of Gross Household Income, 2005-2010 ACS Estimates

		Number of Units	Housing Costs Below 30%	Housing Costs 31-50%	Housing Costs 50%+
Tompkins County	Owned, w/Mortgage	12,874	71%	19%	10%
	Owned, no Mortgage	8,283	84%	9%	6%
	Rent	17,289	41%	23%	29%
Town of Newfield	Owned, w/ Mortgage	1,567	65%	19%	16%
	Owned, no Mortgage	729	80%	12%	8%
	Rent	440	52%	11%	26%

Note: Town of Newfield estimates have a high margin of error due to small sampling sizes and are included to suggest order of magnitude.

Table 11.5: Average Densities, 2010⁶

Newfield Average	Newfield Average (Not counting conservation land)	Newfield Rural Area Average (Not counting conservation land, Hamlet, or Land Lease Communities)	Center of Newfield Hamlet	Center of Village of Dryden (for comparison)	Fall Creek in Ithaca (for comparison)
1 unit per 17.5 acres	1 unit per 10.9 acres	1 unit per 15.8 acres (Estimate)	2.4 units per acre	5.6 units per acre	15.3 units per acre

Current Residential Patterns

Rural Areas

One third of Newfield’s housing is in Newfield Hamlet or in land lease communities, both detailed in later sections. The area outside the Hamlet and Mobile Home Parks contains about 97% of Newfield’s land, but only 2/3 of its households. Not counting the large tracts of undevelopable conservation land such as Connecticut Hill or Newfield State Forest, the average density outside the Hamlet and land lease communities was around 1 unit per 15.8 acres. Although this housing was once concentrated in historic hamlets such as Stratton, Pony Hollow, and Trumbulls Corners, it has diffused since World War II along major roads such as Rt. 13 between the Hamlet and the Town of Ithaca, Rt. 34/96, Millard Hill/Horton Roads, and Shaffer Road.

Housing in clusters (see Map 1: Neighborhoods) tend to be single-family detached or manufactured homes on 0.2 to 1.5 acre lots. Much of the newer housing is on large lots from 1.5 to 5 acres in new developments such as that near Millard Hill Road and Short Lane, while older housing not in clusters is on lots 5 to 50 acres along major roads such as Shaffer. Finally, some residents live in remote areas with very large lots (30 to 150+ acres) on unpaved roads in the southern portion of the town.

Public opinion indicated both those living in the Hamlet and those living in rural areas desire this rural density, and a key goal of this plan is to encourage this and avoid impeding on economic productivity of rural farms and woodlands.



Aerial image of Newfield, 2.4 units per acre. Source: Building Vibrant Communities



The rural Village of Dryden has 5.6 units per acre



Fall Creek has a density of 15 units per acre using a mix of single-family detached and duplexes

Newfield Hamlet

Newfield Hamlet, commonly known as “The Village,” has existed since at least 1809, when its first sawmill was built. It incorporated in 1895, but dissolved its charter in 1925. Even so, of all housing clusters in Newfield, only Newfield Hamlet contains a convenience store, churches, and perhaps most importantly, the school (see *Map 1: Neighborhoods*). In addition, it is served by TCAT and conveniently located near Route 13. These qualities, along with sewer and water service, made it a Tompkins County “Development Focus Area” that could be ready for growth in 5 to 10 years, if improvements to the sewer system are made. However, whether Newfield Hamlet is appropriate for growth and what shape that growth might take are decisions Newfield must make.

The US Census collects information for the Hamlet, but the Census boundaries may not align with residents’ perceptions, therefore statistics should be considered estimates. The Hamlet contains a mix of housing types:

- **Multifamily** near the center, including a building off of Main Street recently renovated by Better Housing for Tompkins County and Newfield Garden Apartments near the school
- **A mix of single-family detached, modular, and manufactured** housing throughout
- More recent **manufactured home and apartment** developments near the edges, such as Benjamin Hill Heights and Newfield Horizon Apartments.

144 units, most of the “stick and brick” housing, predates 1940. Estimates suggest that just as there’s a mix of housing, there’s a mix of incomes and family types living in the Hamlet.

Development on underutilized sites in the Hamlet, commonly called “infill development,”

! A 2003 study by Cornell students identified nearly 24 small or medium parcels in Newfield Hamlet with no buildings or buildings that constituted less than 50% of the land value. See <http://aap.cornell.edu/crp/outreach/housing.cfm>. This study was a preliminary review; many parcels provide open space or other amenities.

! Several recent studies suggest one household can support about 15 sq ft of retail/restaurant space. A population of about 2,000 can support a walkable neighborhood center.

may be desirable because it would be located within walking distance of existing services and would conserve farmland or woodland resources. Tompkins County provides help to towns who wish to identify and advertise infill opportunities in Development Focus Areas. The Hamlet does have several such lots, but the Town would only consider them infill opportunities if landowners wished to sell or develop the lots. The Town may wish to continue evaluating infill opportunities in the future, especially along Main Street.

The Hamlet’s viability as a commercial center is uncertain. A 2009 study⁷ suggests a corner retail/grocery district of 15,000 sq ft requires 1,000 households, and the recent Rt. 96 Corridor Management Study⁸ suggests that a population of 2,000 to 2,500 within walking distance is necessary to support neighborhood-level services. This requires an average density of 8-10 units per acre. The Hamlet’s current average density is 2-3 units per acre. Even if Newfield grows faster than projected and that growth entirely takes place in or adjacent to the hamlet, it is unlikely it will reach that population or density in the next 20 years.

However, concentrating growth near the Hamlet has other advantages. Children living in the Hamlet can walk to school. Clustering near existing water and sewer rather than spreading out in rural areas can preserve farmland. Approximately 74% of survey respondents indicated mixed-use, pedestrian friendly neighborhoods



Townhouses or small apartment buildings may be an affordable alternative to manufactured housing.

had some-to-great value. The possibility of Hamlet-centered growth will be discussed in "Future Residential Pattern Possibilities."

Land Lease Communities (Manufactured Housing Parks)

Manufactured homes (single or double-wide "mobile homes") commonly are rural communities' affordable housing and to many are an attractive alternative to apartments, and land lease communities are a form of clustered development that conserves open or agriculture space. However, land lease communities may be far from services, recreational parks, transit, and not fully integrate into larger communities.

In addition, poorly-managed parks may have poor infrastructure and unsafe water, and manufactured homes built before 1976 may not meet fire or other standards. Although it is illegal and undesirable to prohibit manufactured home construction, it is possible to have design and siting standards that may improve safety, connectivity, and aesthetic quality of manufactured homes.⁹ Newfield has such an ordinance for Land Lease Communities, but not for individual manufactured homes.

i For an exploration of challenges mobile homeowners face, see www.prb.org/Articles/2004/StudyFindsUSManufacturedHome-OwnersFaceQuasiHomelessness.aspx.

New York State's Real Property Law Section 233 gives many rights to manufactured homeowners in land lease communities. Notably, they have right of first refusal if the owner decides to sell the park, must be offered at least year-long leases, and must be notified 90 days before changes in rules, fees, or eviction in most cases.¹⁰ However, it is unknown if Newfield land lease community residents know and exercise their rights.

Land lease communities in Newfield tend to have a density of 6-8 units per acre.¹¹ Newfield's Mobile Park Law limits new mobile park development to 4 units per acre, however. A "windshield survey" of land lease communities was performed to determine number and condition of manufactured homes in these communities. 384 singles, 78 doubles, and 31 vacancies



Land Lease Community in Newfield.

were counted in seven communities (see Map 1: *Neighborhoods for location of communities.*) Note that hundreds of Newfield manufactured homes are on single lots rather than in land lease communities. These residents may face some, but not all, of the challenges those in land lease communities face. Common problems noted:

- Poor driveway/private route infrastructure
- Lack of recreation space for children
- Poor condition of older homes, including damaged windows and exposed and dangerous infrastructure hook-ups

There are several programs available in Tompkins County for improving manufactured homes. Grants to replace manufactured homes are available through the New York State Mobile Home Replacement Initiative, but generally the manufactured home resident must own the lot. In addition, there is increasing interest in promoting residents to cooperatively purchase their land lease communities; PathStone, a community development corporation in Rochester, NY, provides information and technical assistants to groups of residents who want to consider this option.

i See www.nyshcr.org/Programs/NYSHome/MHRI/ for more information about the Mobile Home Replacement Initiative. See www.pathstone.org/services/manufactured-home-cooperative-project/ for more information about Pathstone.

Table 11.6: Housing Permits Approved Jan 2006 to Jun 2012

Single Family Detached or Modular	Manufactured Homes	Multifamily Units	Additions through Conversions	Demolitions
79	105	42	6	17

Future Residential Pattern Possibilities

» **Current Direction**

In the period from January, 2006 to June, 2012, the Town approved building permits to create 231 new units. The town also approved demolition permits for 17 units for a net increase of 214 units. Of course, not every applicant completes and occupies the structure, and some buildings may be replacement units for demolitions occurring before the five-year period, but this can be taken as a rough estimate of housing growth. Of these permits, slightly more were for manufactured homes than single family detached, and most non-manufactured homes were outside existing clusters in developments near Millard Hill and Burdge Hill roads and near Piper and Shaffer Roads. There was also some development on Cox and Van Kirk (see Table 11.6 and Map 16: Building Permits 2007-2012).

Tompkins County Health Department limits single-lot development to 1 unit per acre because of the required distance between wells and septic tanks (see Chapter 4 on p. 27). Because most Newfield houses require a septic tank, this is the minimum density allowed for most of Newfield. Developments with many units on one lot, such as an apartment complex or land lease communities can have shared septic systems and therefore increased densities. Density may also be increased through connecting with public water or sewer. However, without sewer improvements, developers would find it difficult to build at a greater density even near the Hamlet.

With Newfield’s current policy, growth can be expected to follow these patterns: roughly 20% of new units in expansion or creation of new land lease communities, 20% in new apartment complexes such as Newfield Horizons and new accessory units such as garage apartments, and most of the remainder on 1.5 to 5 acre lots.

The first units of this housing will likely be created in land lease communities with vacancies and land that has been subdivided but not yet developed, such as those on Millard Hill Road and at Sunnyview. The exact location and timing of subsequent growth would depend on if and when large landowners wish to subdivide. These decisions are made for a variety of reasons, such as retirement, a lack of interest from family members to continue a farm, desire to pass on portions of land to many family members, and outside offers to buy land. Therefore, development is impossible to predict accurately. However, most easily-developable land away from wetlands and steep slopes is currently active or inactive farmland. It would be reasonable to assume that Newfield would lose significant amounts of farmland in these scenarios (see Map 15: Development Constraints).

Table 11.7: 20-year Growth Scenarios, Acres Required with Present Patterns

	60% housing at 1 unit per 2.5 acres	+ 40% housing at 4 units per acre	= Total
A. Low change relative to County (131 units)	197 acres	+ 13 acres	= 210 acres
B. High change relative to County (111 units)	167 acres	+ 11 acres	= 177 acres
C. Low growth independent of County (186 units)	279 acres	+ 19 acres	= 298 acres
D. High growth independent of County (537 units)	806 acres	+ 54 acres	= 860 acres



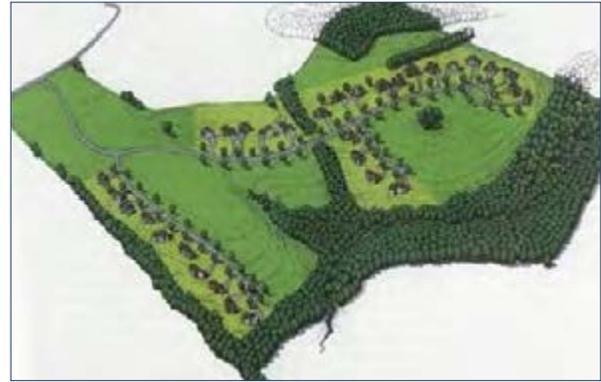
Conventional subdivision.

» **Concentration of Development near Hamlet**

If development were entirely concentrated near the Hamlet at an average density of 8 to 10 units per acre required for neighborhood retail and efficient use of transit, the lowest-growth 20-year scenario would occupy an additional 11 to 19 acres and the highest-growth 20-year scenario would occupy an additional 54 to 90 acres. This density could be achieved through a mix of lower-density single family homes, middle-density rowhouses, and higher-density 3 to 5 unit apartment buildings, depending on market preferences. This pattern fits within Newfield's rural hamlet character. In addition, there are large parcels to accommodate this growth if and when landowners desire to sell, despite the natural constraints of steep slopes (see *Map 22: Hamlet Development Constraints*). However, because of the variety of homeowner preferences and affordability and availability of other land, it is unrealistic to think that all of Newfield's growth would be concentrated near the Hamlet.

Nevertheless, a dramatic amount may be captured by actions such as concentrating infrastructure improvements near the Hamlet and creating a vision concept to advertise to developers when land comes available for sale. In addition, concentrating community activities in the Hamlet, either in the fire hall, school building, in Mill Park, in the churches, or in other identified space not only centralizes the activities, but if advertised, could be another selling point to attract families who may want to walk to such activities in the Hamlet (see *Chapter 1 on p. 5 and Map 25: Hamlet 1/2 Mile Walk*).

! About 160 to 770 acres over 20 years could be conserved by concentrating development.



Conservation subdivision. The same number of houses are clustered together to preserve open spaces the community has deemed important such as viewsheds or farmland.

» **Conservation Development**

Nearly 60% of survey respondents considered "Cluster Development" to have at least some value in Newfield. This type of development preserves low densities of rural areas, but clusters the housing closer together. For example, a density of 1 unit per 5 acres could be achieved by having 5 units on single-acre lots and 20 acres of space conserved for agriculture or open space. This type of development would also cluster housing away from important natural features such as old-growth trees, streams, prime farmland, or wildlife habitat. The open space can be managed cooperatively or leased to a farmer; conservation easements may be placed on the open space. Many Tompkins County towns encourage this type of development through land use regulations, and some make it mandatory in environmentally-sensitive areas. It could be encouraged through a Site Plan Review process.



Encouraging clustered growth near the hamlet is desirable because it will save open space and make walkable retail more viable.



Areas outside the Hamlet, such as Trumbulls Corners, provide a variety of lot sizing and housing types.

Other Issues and Opportunities

» Aging Housing

Older housing is an important resource for Newfield because of its character, beauty, and affordability. However, it is associated with many challenges:¹²

- Older housing may be energy-inefficient, most often because of older appliances or insufficient insulation.
- Older housing often lacks amenities desired by younger families, such as modern kitchens and multiple bathrooms.
- When vacated, older housing tends to stay vacated longer and sell for less than newer housing.
- Modern, smaller families may prefer larger and fewer rooms, while older housing may have too many small rooms.
- Older housing is expensive to maintain.
- Older housing more often contains hazards such as lead paint or asbestos, which make maintenance or renovation projects more expensive.

In Tompkins County, renovation assistance used to come from the federal Community Block Development Grant, however, that grant has become more competitive in recent years. Nevertheless, there are many funding sources and loans available to residents, although the Town often must take action

i See ithacanhs.org/home-improvement.html for more information about Ithaca Neighborhood Housing Services' programs.

for its residents to receive these grants. In addition, construction management and low-interest loans are available from Ithaca Neighborhood Housing Services, and many home improvements may ultimately “pay for themselves” with reduced energy costs or a higher resale value.

» “Green” Construction

Construction can be “green” in two ways: sustainable practices when constructing the building, such as minimizing run-off and recycling construction waste, and sustainable design such as alternative heating systems, maximizing solar orientation, and installing energy and water-efficient appliances. Stormwater management is discussed in Chapter 4, and alternative energy or heating such as small-scale wind or solar is discussed in Chapter 9.

Both ecologically sustainable construction practices and design elements are encouraged through the LEED program, in which building projects can apply and follow guidelines to achieve certification, which often attracts higher rents or purchase price. Builders can follow LEED guidelines without the expensive application process and still achieve long-term energy and water cost savings. In addition, many Tompkins County firms are familiar with green building practices. Many builders, architects, and engineers are members of the

i See www.usgbc.org for more information about LEED and www.ithacagreenbuilding.org for more information about the Green Building Alliance.



This area on Millard Hill has recently been subdivided for future housing.

Ithaca Green Building Alliance. The Alliance shares knowledge and co-sponsors the annual Green Buildings Open House tour, and several tour sites are in Newfield.

» **Housing for Seniors**

The clearest demographic trend for Newfield is that many residents are nearing retirement age and the percentage of citizens 85 and older is increasing. In Upstate New York, 75% of seniors own their own homes, often living alone. Table 11.8 describes the proportion of seniors who own or rent their homes in Newfield and whether these seniors live with family or alone. Following Upstate trends, 84% live in owner-occupied housing, although a large number—31%—live by themselves.

Table 11.8: Tenure and household type of householders over 65 in Newfield, 2010

	Owner Occupied	Rental Occupied
Family	52.9%	4.6%
Alone	31.4%	11.1%

Family could include a married couple or with children or other relatives. Newfield Garden Apartments would count as a rental in this case. Manufactured housing is counted as either owned or rented. Source: US Census Bureau, 2010 Decennial Census.

Those nearing or at retirement overwhelmingly tend to prefer aging in place rather than moving out of state or to group quarters (see Chapter 2: People). Many who do move will move back to their hometowns rather than planned retirement communities. Even among those 85 and older, the proportion of those living in nursing homes has dropped by 40%. However, existing housing can carry challenges for seniors:³³

- Large lots require maintenance that seniors may find difficult to do themselves or to afford
- Houses far from services may be difficult to get to when seniors stop driving
- Multistory houses pose challenges for seniors; most falls are from stairs
- Family members acting as caregivers may live far away and find it difficult to travel to the senior’s house

Newfield is far from services such as doctors, whom seniors may need to see often. These concerns are discussed in the section in Chapter 10 titled “Healthcare” on page 50. However, there may be a potential solution if neighborhoods in Newfield, such as the Hamlet or land lease communities, begin to have a majority of seniors. Naturally Occurring Retirement Communities (NORCs) are neighborhoods or apartment buildings in which many residents have aged in place.¹⁴

New York State considers a community a NORC when 50% of residents are aged 60 or older. NORCs may qualify for special funding through the State for public-private partnerships to provide services such as nursing, recreation, social support to seniors and caregivers, education, and ancillary services. Some research shows people live longer and have higher quality of life when they’re in a community with mixed ages and a large number of social opportunities. NORC programs are shaped by the residents in the neighborhoods. Newfield should continue to develop senior networks and leadership to collect data and consider applying for NORC funding if geographic regions meet requirements.

• **For more information about NORC implementation in New York, a good model is the proposal for Warren and Washington Counties: www.arhn.org/pdf/JLAugNORC_FinalReport_FINAL.pdf**

Notes

1. Study of Tompkins County Agriculture, Phase I. 1996 Tompkins County Agriculture & Farmland Protection Board. Although revenue-cost ratios can be affected by many factors such as type of development and whether economies of scale exist, as a general rule residences cost more to a community than other types of development, see Kotchen, Matthew and Stacey Schulte, 2009. "A Meta-Analysis of Cost of Community Service Studies" environment.yale.edu/kotchen/pubs/COCS.pdf
2. In 2006, Cornell and ITCTC completed a survey of 6,738 employees of Cornell, the largest employer in the region. 30% of the 1,680 respondents living outside the county reported they would move into the county if they could afford it. See Tompkins County, 2010. "In-Commuter Survey Analysis." www.tompkins-co.org/planning/housing_choices/documents/InCommuterAnalysis.pdf
3. See US HUD, n.d. "Housing and Transportation Affordability Initiative." portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities/housing_transaffinitative
4. Tompkins County, n.d. "OWTS Sewage Systems." www.tompkins-co.org/health/eh/owts/procedure.htm
5. See US HUD, n.d. "Mixed-Income Housing and the HOME Program." www.hud.gov/offices/cpd/affordablehousing/library/model-guides/2004/200315.cfm
6. Fall Creek, Dryden, and Hamlet source: Tompkins County, 2012. "Building Vibrant Communities in Tompkins County." www.tompkins-co.org/planning/community%20planning/documents/DevelopmentFocusAreasStrategy_adopted_10-2-12_000.pdf Overall Town Source: US Census Bureau.
7. Easton, Gregory and John Owen, 2009. "Creating Walkable Neighborhood Business Districts." www.makersarch.com/site/documents/creating-walkable-neighborhood-districts.pdf
8. Tompkins County, n.d. "Route 96 Corridor Management Study." www.tompkins-co.org/planning/transportation_choices/Route96ifno.htm
9. American Planning Association supports cost-effective design standards for mobile homes among other policies, see APA, 2001. "Policy Guide on Factory Built Housing." www.planning.org/policy/guides/pdf/factorybuilthousing.pdf
10. See NYS HCR, 2009. "Real Property Law Section 233." www.nyshcr.org/Publications/manufacturedhomesrpl/mhrprpl.htm
11. Estimated by aerial survey. Density is per usable acre, most land lease community parcels have a number of acres of forested space without access.
12. US Census Bureau, "These Old Houses: 2001." www.census.gov/prod/2004pubs/h121-04-1.pdf
13. Humphreys, Jane, Upstate New York Regional Review 2.2 2007. "Aging in Place in Upstate New York." www.newyorkfed.org/research/regional_economy/upstate/reg_rev2-2.pdf
14. See University at Albany, n.d. "Naturally Occurring Retirement Community." www.albany.edu/aging/norc.htm, and United Hospital Fund, n.d. "9 Frequently Asked Questions about NORCs." http://www.uhfnyc.org/initiatives/aging-in-place/frequently_asked_questions/

Goal 11.1: Preserve and enhance quality of existing housing stock and quality of life for Newfield residents

Objectives

- 11.1a. Keep an active inventory of residents with renovation needs to assist regional housing agencies to connect grants with residents.
- 11.1b. Investigate and apply for municipal grants to increase residents' ability to renovate their homes, which may include house maintenance, energy efficiency improvements, septic or well maintenance, or addition of modern amenities.
- 11.1c. Advertise existing energy efficiency improvement and home maintenance loan programs and services through community meetings, bulletins, or other low or no-cost methods. Target advertising and highlight advantages such as specific long-term cost savings to Newfield residents.
- 11.1d. Partner with local agencies and builders, including agencies such as Cornell Cooperative Extension and Historic Ithaca to sponsor an annual or semi-annual homeowner repair clinic or preservation and maintenance workshops.
- 11.1e. Consider working with Better Homes for Tompkins County to provide manufactured home replacement grants for residents who own an aging manufactured home on a single lot.
- 11.1f. Ensure consistent code enforcement and knowledge of junk codes and littering laws to reduce aesthetic and health impacts.
- 11.1g. Explore ways to minimize conflicts between housing and industry whenever possible, considering impacts including but not limited to traffic, noise, dust, odor, water quality/availability, and property value deflation.

Related Action

- 29
- 29
- 29
- 29
- 29
- 7
- 1

Action Text

- 1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact
- 7 Evaluate and strengthen Town services, including code enforcement and emergency compliance
- 29 Create a Home and Building Improvement Alliance to spearhead town-wide initiatives to improve Newfield's housing and building energy efficiency, accessibility, and upkeep

Goal 11.2: When growth occurs, encourage quality, rural character, longevity, and sustainable patterns that preserve resources

Objectives	Related Action	Action Text
11.2a. Determine ways to encourage ecologically sustainable, low-impact construction methods in new construction.	20	20 Create a Natural Areas Working Group to protect Newfield’s natural resources through researching, educating, marketing, fundraising, and volunteer coordination
11.2b. Develop a community plan to improve Newfield Hamlet’s infrastructure and attractiveness to potential and current residents.	24	24 Create a vitalization committee and develop a vitalization plan for the Newfield Hamlet
11.2c. Research the possibility, ways to encourage, and advantages of creating cluster subdivisions.	1	

Goal 11.3: Encourage quality, accessibility, and affordability of housing for a variety of family types and ages

Objectives	Related Action	Action Text
11.3a. Document need, identify and advertise funding, and apply for accessibility improvement grants for seniors and/or disabled residents.	29	29 Create a Home and Building Improvement Alliance to spearhead town-wide initiatives to improve Newfield’s housing and building energy efficiency, accessibility, and upkeep
11.3b. Advertise county, state, and federal programs and information to encourage homeownership when appropriate.	29	
11.3c. Work with public agencies and private parties to encourage a mix of housing types and sizes that also advance other goals of the plan.	29	

Goal 11.4: Improve land lease community quality of life by working with land lease residents and owners

Objectives	Related Action	Action Text
11.4a. Survey Land Lease Community residents and owners to determine problems and suggest solutions.	28	28 Create a Land Lease (Mobile Home Parks) Committee including residents, property owners, educators and concerned citizens to address benefits, needs and challenges of land lease communities
11.4b. Institute outreach programs to invite land lease community residents and youth to join social groups in Newfield and organize land stewardship projects for land lease communities.	28	
11.4c. Study benefits and feasibility of resident-owned Land Lease Communities.	28	
11.4d. Improve physical quality and safety of Land Lease Communities while preserving affordability.	28	

Chapter 12: Businesses and Labor

Economic development is a long-term process to increase the economic resilience and quality of life for all residents in a community. This can include many strategies, such as ensuring residents have the right training for available jobs, improving the business climate through assistance and marketing, and providing services that residents need. Newfield and local agencies have a deep history of economic development. Examples include a historic public creamery to add value to raw products and schools that have worked with businesses to prepare students for the workforce. Even the Covered Bridge is a symbol of historic economic development, allowing goods and people to cross the river easily as the Town grew. Today's economic development must include cooperation with regional agencies, a commitment to quality infrastructure, and outreach to interested businesses. This chapter outlines Newfield's businesses and labor as a whole, with strategies to support all kinds of businesses. The following chapters describe Agriculture and Forestry Sector, Service Sector, and Industry Sector development in greater detail.

Vision

Newfield will appreciate the vital role business owners play in the Town's economy and character. Newfield will support activities that enhance small businesses' economic, ecological, and social sustainability. All of Newfield's residents will have access to employment opportunities and training through cooperation with regional agencies.

Key Points

- Newfield's unemployment rate is higher than the Tompkins County average, and those living in Newfield more often work in Sales, Construction, and Maintenance occupations and in Manufacturing or Retail economic sectors than the average Tompkins County town.
- Newfield's water, sewer and communications infrastructure holds back business growth.
- Agriculture, forestry, tourism, renewable energy technology, and community services have been identified as key economic sectors for Newfield.
- Tompkins County has many economic development agencies that can be of assistance to Newfield.

Public Opinion

In the town-wide survey, 74% of respondents rated local business of good or great potential value in Newfield. Employment opportunities were rated of lower value, reflecting the fact that most Newfielders are employed outside the Town. During the business focus group meeting, business owners praised Newfield for low taxes relative to other towns and freedom from onerous regulations. However, participants cited water quality, capacity of the sewer system, transportation network quality, and energy costs as needing improvement. In addition, many businesses rely upon high-speed internet, and lack of broadband or DSL and outdated phone lines hinder business growth. Additionally, business owners discussed that some sectors had unintended impacts upon others, which aligned with the resident survey: 71% of survey respondents were opposed to completely unrestricted commercial development. Predictability in permitting and better business-neighbor relationships was important to some business owners as well.

Inventory and Analysis

Employment & Unemployment

As discussed in Chapter 2, Newfielders tend to have blue-collar jobs located mainly in the Ithaca metropolitan area. There are disproportionately high percentages of residents in Sales, Construction, and Maintenance occupations and a disproportionately low percentage of residents in Management and Professional occupations compared to other towns in Tompkins County. Although like most of Tompkins County, a majority of Newfielders work in the “Educational Services, Health Care, and Social Assistance” field, Newfielders work disproportionately in “Retail Trade” and “Manufacturing” industries compared to rural Tompkins County towns.

In 2010, residents suffered from an estimated unemployment rate of 12.3%, the highest in the county. The labor force participation rate was about 68%, comparable to the rural towns group. The median household income was estimated at \$46,493, among the lowest in Tompkins County.

! Labor Force participants are those over 16 currently working or looking for work. Those who are disabled, retired, or have given up looking for work comprise most of the other 32%.

9.1% of households report self-employment income, among the lowest rate in Tompkins County and slightly lower than the New York State average of around 10.8%. This is striking,

Table 12.1: Where Newfielders Work

Metro Area	# Workers	% Workers
City of Ithaca	583	25.5%
Town of Ithaca	466	20.4%
Lansing	171	7.5%
Newfield	126	5.5%
Other Tompkins	144	6.3%
Rochester	103	4.5%
Syracuse	101	4.4%
Elmira-Horseheads	97	4.2%
Binghamton	84	3.7%
New York City	82	3.6%

Source: U.S. Census Bureau. 2012. OnTheMap Data. LEHD Program. 2010 Estimates, primary jobs only.

as rural communities near metropolitan areas tend to have larger self-employment rates.¹ The Comprehensive Plan Survey respondents reported a higher self-employment rate at 15.4%, but otherwise reflected the US Census Bureau employment statistics.

Regional Context

Although Upstate New York has struggled economically for decades, the “education dominated” economy of Tompkins County has been very stable. Although the “Education and Healthcare” sector has suffered somewhat since the recession, gains in “Leisure and Hospitality” and “Professional and Business Services” have offset that loss. Still, Tompkins County’s largest challenge is employment mismatch. Many in Tompkins County work jobs for which they are over-qualified, and many firms report difficulty finding workers for entry-level or unskilled positions living in the County.²

Tompkins County’s 2004 Comprehensive Plan identified a growing agriculture sector “in response to a desire among Tompkins County residents to buy locally grown and organically grown food.”³ Other sectors identified as important economically or culturally were education, manufacturing, high-tech business, and tourism. Manufacturing was the third-largest sector until the 2008 recession,⁴ when layoffs at the automotive equipment firm Borg-Warner led a reduction of 25% of all Tompkins County manufacturing jobs. As in much of the United States, manufacturing jobs in Tompkins County are growing slowly, albeit at lesser wages. Nevertheless, as recently as 2010, firms have stated that they find it difficult to fill new manufacturing positions because of a lack of skilled, dependable labor.⁵

Although most new hires are in “Education, Health, and Social Services,” this is partly because of turnover in what is a disproportionately large sector. Notably, southern counties such as Chemung are actually growing jobs at a faster year-over-year rate than Tompkins County, but these counties also have a higher unemployment rate. In Tompkins County, the greatest growth in entirely-new jobs is in small, high-tech and business services firms. This is reflected in a proportional shift to very small (less than 10 employees) and midsize (100-199 employees) firms. Still, most are employed in very large

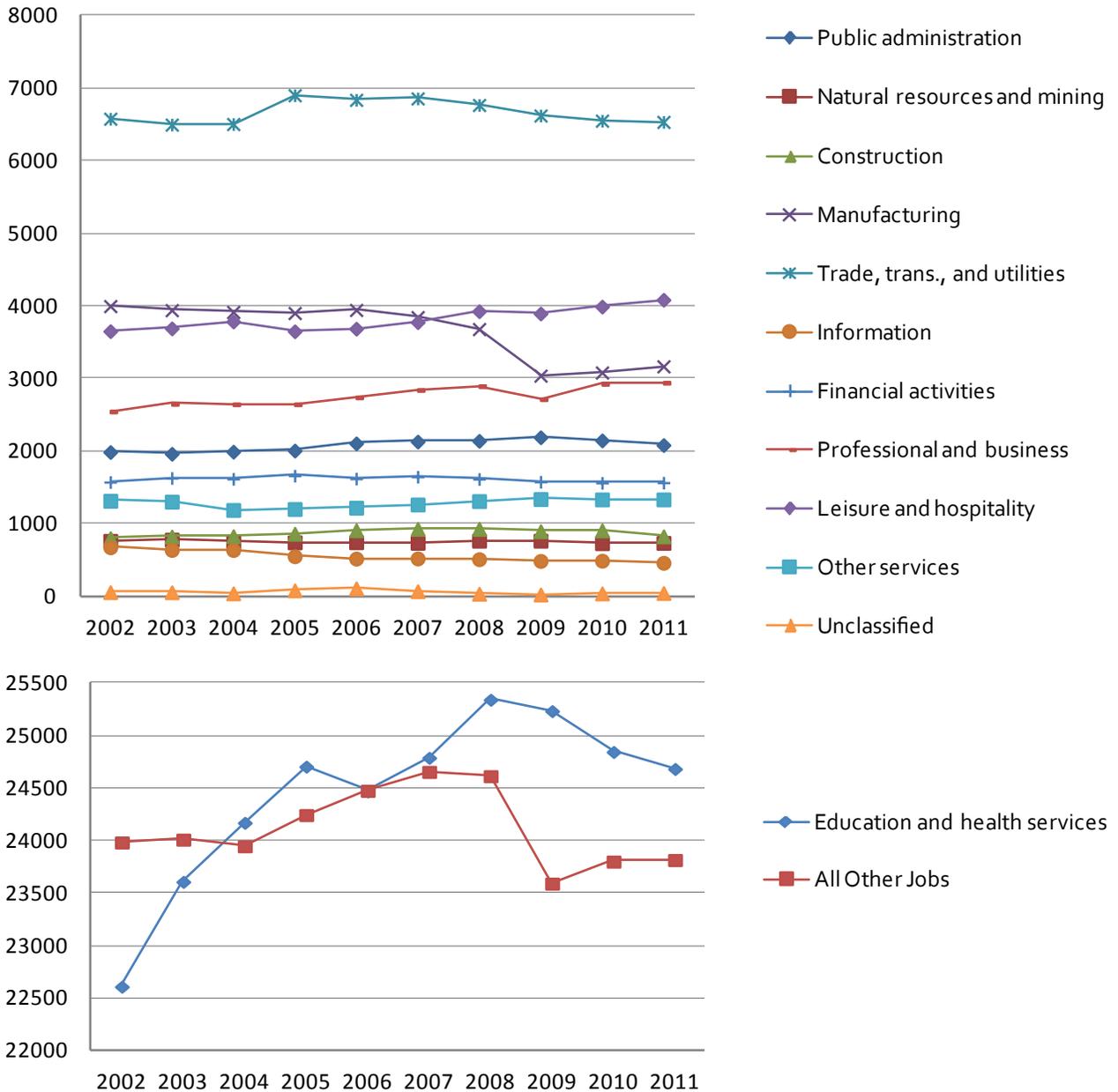
(more than 500 employees) firms. These include:

- Cornell University
- Ithaca College
- Ithaca City School District
- BorgWarner Automotive
- Cayuga Medical Center
- Tompkins County
- Wegmans

- Franziska Racker Center
- City of Ithaca
- William George Agency

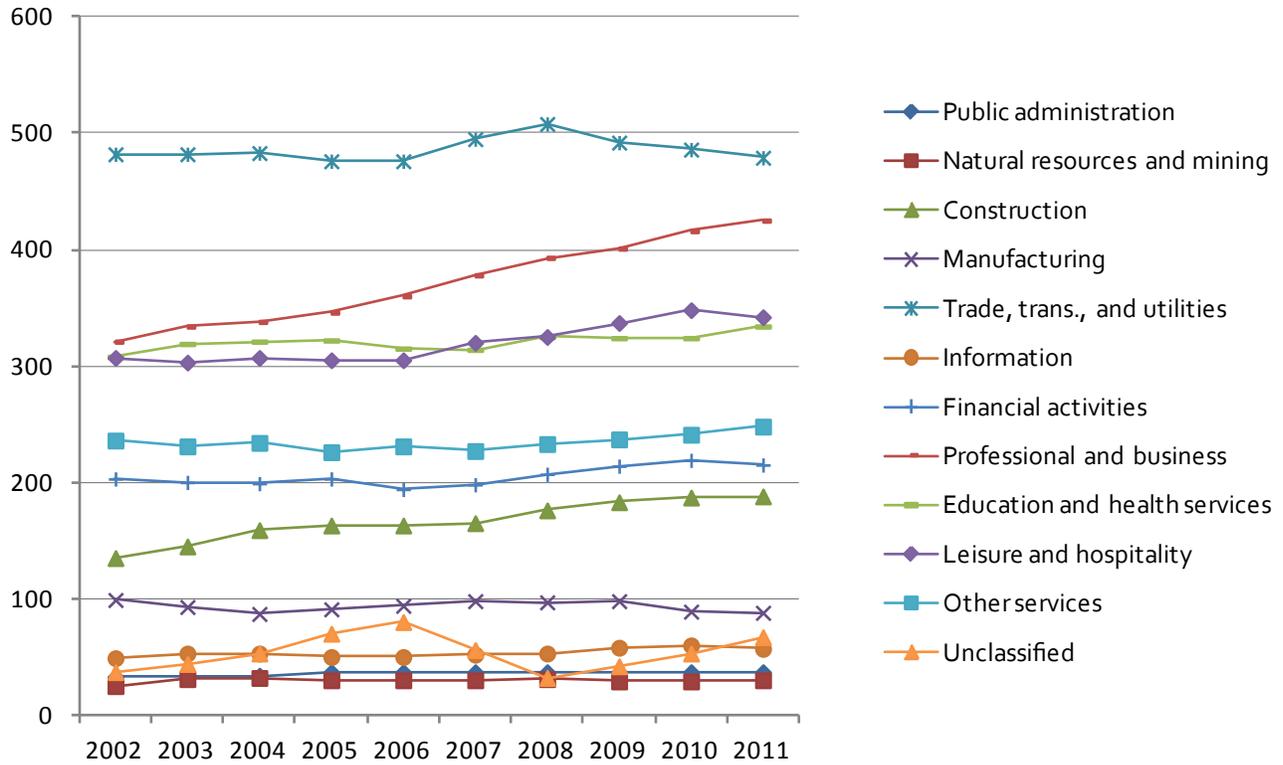
Tompkins County has only a limited transportation infrastructure, making it less than ideal for very large businesses that require interstates or national airports. This is less important for software design and professional and consulting firms that rely more on the internet than face-to-face contact and transportation of goods.

Figure 12.1: Tompkins County Number of Employees



Note: Education and Health Services sector jobs are shown in comparison to all other jobs on separate chart because of the large number of education-related jobs in Tompkins County. Source: US Bureau of Labor Statistics.

Fig 12.2: Tompkins County: Number of Establishments (Businesses and Organizations)



Town of Newfield Business Amenities

» **Natural and Rural Resources**
 Newfield’s foremost business amenities are those already discussed in the plan: its natural beauty, its peace and privacy, its community-minded population, and natural soil, forest, and mineral resources. It has a low combined tax rate, low land costs, and plentiful open space compared to most Tompkins County towns as well. Finally, Newfield Hamlet has a convenient post office and branch bank, services small businesses require.

» **Flexible Regulatory Environment**
 Newfield currently enforces a fire code, and has setback and other requirements for wind turbines, communication towers, and junkyards. Buildings must conform to New York State building codes. Otherwise, land uses not in a flood plain are largely unregulated except by County health code and State, Federal, and County stormwater and wetlands laws.

Newfield’s limited regulatory environment has economic advantages and disadvantages. Favorably, it allows businesses to expand without having to comply with onerous

regulations, allowing them to devote more time to production and less to paperwork. However, businesses that rely upon customer visits or a serene working environment have little nuisance protection from traffic, aesthetic, or dust/noise/odor impacts from more intensive land uses that may locate near them. Studies indicate that such regulations can improve the business environment, but only when they are applied fairly, efficiently, predictably, and allow for flexibility. Any actions resulting from the Comprehensive Plan must take both sides of this complexity into account and shouldn’t interfere with the regular operations of context-appropriate businesses and farms.

» **Transportation Network**
 Newfield’s transportation network is limited. Route 13 is one of the Town’s greatest assets, but it poses special challenges. It is well-traveled, and those in the business survey expressed the belief that most businesses required the visibility of being on a highway. Route 13 was the area in which most survey respondents (73%) thought commercial development was appropriate. In addition, it can

accommodate commuter and truck traffic that would be less ideal on steep and rural roads. However, because Route 13 is a state highway, businesses locating along it must negotiate with New York State DOT for curb cuts. Even without the additional difficulty of working with DOT, curb cuts create more turning traffic on Route 13, raising safety concerns. In addition, unregulated commercial development along Route 13 could destroy viewsheds many residents enjoy. Furthermore, Route 13 is located along a principal aquifer currently being studied. Encouraging development clustered in rational locations with common driveways while encouraging farming, sustainable forestry, or other rural uses along the rest of the highway is one potential solution.

Economic Development Agencies

Newfield's business group, Newfield Business Association, formed in 2002 and provided valuable benefits such as conducting fundraising and providing a directory of local businesses. Unfortunately, it dissolved in 2012 because of a lack of leadership and volunteer time. It may also have suffered from lack of a clear mission or set of goals and cooperation with agencies or businesses outside of Newfield. However, Newfield has access to a wealth of resources provided by county-wide and regional agencies (*see Table 12.2 on p. 105*).

Existing Businesses

Although Newfield has no zoning, businesses have naturally fallen into a pattern based on type. Many businesses are concentrated in the hamlet, but the majority is spread somewhat evenly throughout the Town. Many tourism-related businesses such as Bed and Breakfasts are located around the perimeter of Benjamin Hill, including in the Hamlet. Businesses requiring high visibility, such as auto-oriented shops, have found locations along Route 13 or 34/96. Additionally, several businesses are spaced widely on Sebring Rd./Trumbull Corners Rd. Construction companies appear to be spread very far apart in rural areas, where visibility is less important than inexpensive land (*see Map 24: Businesses and Employers*).

Key Sectors

The Tompkins County Comprehensive Plan noted that rural towns in the County have locational advantages for the following types of economic

activity:

- Industries related to the production, processing, marketing, and sales of agricultural and natural resource-based products, such as timber harvesting, sawmills, maple syrup production, farmstands, fruit orchards, nurseries, wineries, fish farms, quarries, animal husbandry, dairy farms, food and herb processing, and feed, seed, and equipment dealers
- Overnight lodging, restaurants, arts, entertainment, and recreation, such as cafes, taverns, B&Bs, retreat centers, artist studios, and golf courses
- Small businesses, including retail, many home-based, and professional services such as construction, well drilling, computer technology, website design, consulting, cleaning services, snowplowing, landscaping, daycare, storage facilities, seamstresses, veterinarians, recording studios, fine woodworking and carpentry, and general stores
- Manufacturing, including turbine blades, garments, and electronic components

This has proven true in Newfield. The Newfield Comprehensive Plan has identified five "key sectors" for the Town of Newfield based on community input, existing businesses, existing resources and amenities, and regional opportunities. Although there is room in Newfield for many types of economic activity, these are sectors of special interest to Newfield. They may bring service, recreational, or other benefits to residents of the Town, and they may benefit from being clustered in Newfield and neighboring towns, sharing infrastructure, marketing, supply chains, technology, and/or techniques. In the following chapters, strategies are discussed for each of the following subsectors:

- Agriculture (dairy, crops, u-pick, nurseries, forest farming, value-added products)
- Forestry and woodworking (forest management, specialty sawmills, furniture production)
- Tourism (bed and breakfasts, outdoor recreation, historical tourism)

! Junkyards are defined in Newfield’s ordinance
● as any parcel that stores two or more nonfunctioning cars, with the exception of auto service garages and used car sales lots.

Table 12.2: Economic Development Resources⁶

Tompkins County Area Development	Provides Revolving Loans, Tourism Capital Grants, and Technical Assistance.
Tompkins County Industrial Development Agency	Authority to abate local and state taxes and issue tax-exempt bonds for industrial development. Can create incentive zones such as Lansing Town Center’s. ⁷
Tompkins County Development Council	Serves as a conduit for tax-exempt bonds to nonprofit employers such as Cayuga Medical Center, Ithaca College, and Franziska Racker Center.
Ithaca/Tompkins County Convention and Visitors Bureau	Creates marketing brochures, “shop local” guides, and coordinates information for visitors and event organizers.
Strategic Tourism Planning Board	Advisory board to Tompkins County, reviews and recommends grant funding such as Tourism Marketing and Advertising, Tourism Projects, New Tourism Initiatives, and the Community Celebration Grants which are used by the Old Home Days Committee. Funded mainly by hotel room tax.
Community Arts Partnership	Arts and Culture Organizational Development grants for established local arts organizations. Provided 2013 grant for children’s programming at Newfield Library. Technical assistance for art displays.
Southern Tier Economic Development Council	Serves as a conduit for New York State economic development grants. Currently, grants are available for low-interest gap funding for rural agriculture and forestry programs, downtown community revitalization, and infrastructure development.
Workforce Investment Board	Works with educators, including Newfield Central School District, and employers to connect students and job-seekers with appropriate skills and jobs. Operates One Stop Career Center and assists small businesses.
Alternatives Federal Credit Union	Operates loan programs for small businesses and matches nonprofit loan programs to individuals for specific needs. Provides business and financial training.
Tompkins County Chamber of Commerce	Helps build business relationships between businesses, nonprofits, and government, maintains business directory, maintains calendar of training opportunities. Takes leadership roles in community projects. A number of Newfield businesses are members.
Finger Lakes Entrepreneurial Forum	Provides networking opportunities and educational opportunities for small businesses and entrepreneurs. Source of regional expertise.
LaunchNY	New initiative to provide seed financing and managerial support to entrepreneurs.
Cornell Cooperative Extension	Public beautification grants such as that which helped fund plantings in Newfield Mills Park. Also, educational programs and technical assistance.

- Community Services (local childcare, retail, health)
- Renewable Energy/Sustainable Construction (wind, weatherproofing)

Entrepreneurship

Newfielders may be self-employed for a number of reasons. Most self-employed people have unincorporated businesses. Many are self-employed to support a lifestyle, such as farming, while others are self-employed to supplement primary income. However, most self-employed people have common challenges, especially when their business is their primary occupation. Fewer Newfielders per capita are self-employed than in other towns, which suggests Newfield may have special challenges for entrepreneurs. Yet many economic development specialists state that entrepreneurship and innovation are essential for a community's economy.

- **Health insurance and retirement:** A great challenge to self-employed people without a second job is access to health insurance and retirement programs normally provided by large employers. Paying for these benefits is also difficult for small employers.
- **Access to internet and other office services:** Slow internet is a major challenge for Newfield entrepreneurs especially. In addition, services such as post office and printing are limited as well.
- **Access to capital:** Although business forum participants did not identify this as a challenge special to Newfield, many potential entrepreneurs are held back because of difficulty finding start-up capital for equipment or marketing. The internet and sites like Ebay and Etsy have made outreach to customers easier.
- **Access to training and expertise:** Even simple businesses require special tax preparation and often require legal and financial advice. Many businesses benefit from strategic and business plans. At the business forum, one participant stressed, "You need to plan for your future." There are several agencies such as TC₃ and local credit unions in Tompkins County providing these services pro-bono for income-eligible people, but it is uncertain how many Newfielders take advantage of these.

Small business incubators provide one way of overcoming some of these challenges. These may be in downtown office buildings or even warehouses, but offer shared office space, printers, internet services, and often even training, insurance pools, or networking opportunities. Currently, the Town of Ithaca is investigating the possibility of the former Emerson building as one such incubator, but Newfield may benefit from a small space as well if local business owners express interest.

Notes

1. Goetz, Stephan and Anil Rupasingha, 2011. "The Determinants of Rural Self-Employment: Insights from County-Level Data." www.federalreserve.gov/newsevents/conferences/goetz_rupasingha_20111109.pdf
2. See TCAD, 2010. "2010 Tompkins County Workforce Strategy" www.tcad.org/wp-content/uploads/2011/07/WorkforceStrategyWEB0110-INT1.pdf
3. Tompkins County, 2009. "Tompkins County Comprehensive Plan." www.tompkins-co.org/planning/compplan/4%20housing_trans_jobs.pdf pg.27
4. "Trade, Transportation, and Utilities" were second-largest after "Education, Health, and Social Services". The trade sector includes retail, and is usually isn't considered an "export" sector, unless the area attracts shoppers (and dollars) from outside the region.
5. TCAD, 2006. "Tompkins County Economic Development Strategy." www.tcad.org/wp-content/uploads/2011/07/2006-Economic-Development-Strategy.pdf
6. See Tompkins County, 2013. "Spring 2013 Tourism Grant Workshop." www.tompkins-co.org/tourism/documents/WorkshopPresentation-Spring2013.pdf
7. The incentive program gives a 90% property tax abatement to improvements over existing value, sales tax abatement on construction materials, and state mortgage recording tax exemption for commercial or rental housing projects within the zone demonstrating certain community benefits. See Tompkins County Industrial Development Agency, 2011. "Lansing Town Center Incentive Zone Program." www.tompkinsida.org/wp-content/uploads/2012/01/Lansing-Town-Center-Policy-and-Pre-Application.pdf

Goal 12.1: Enhance opportunities for small business, labor, and self-employed people

Objectives	Related Action	Action Text
12.1a. Work with NYS DOT to enhance access for businesses along Route 13 and identify rational areas for business expansion, considering protection of natural resources and driver safety.	5	5 Oversee research on planning issues and updating and implementation of the Comprehensive Plan
12.1b. Create a strategy to collaborate with regional economic development organizations on business assistance.	26	19 Build a stronger network between the Tompkins County Workforce Investment Board, Newfield Central School District, the Town, and other stakeholders promoting youth and adult education
12.1c. Coordinate marketing for Newfield businesses on the internet or through other means such as a “buy local” campaign.	25	25 Create a business networking group and coordinate educational opportunities related to business
12.1d. Publicize services provided by Workforce Investment Board to Newfield residents.	19	26 Research, enhance, and market opportunities for existing Newfield businesses and new businesses which fit with Newfield’s vision and character

Goal 12.2: Attract businesses that advance the goals of the Newfield Comprehensive Plan

Objectives	Related Action	Action Text
12.2a. Develop a plan to make Newfield more attractive to desired forms of development such as small farms, craft-type industry, and light industry, and learn what factors and town characteristics seem to make a difference.	26	26 Research, enhance, and market opportunities for existing Newfield businesses and new businesses which fit with Newfield’s vision and character
12.2b. Create a marketing plan for Newfield, including assisting Newfield businesses interested in networking with one another and reaching out to entrepreneurs who may wish to start compatible businesses.	26	
12.2c. Investigate opportunities for incubator space or expansion of fairs and markets.	26	

Goal 12.3: Mitigate impacts of development upon neighboring houses, businesses, and natural and cultural resources

Objectives

- 12.3a. Investigate legislation to guide land use and commercial development which acknowledges ownership rights, yet values the rights of others. This may include ways to encourage small-scale over larger-scale development in certain areas.
- 12.3b. Investigate and implement options for controlling lighting fixtures and noise levels.
- 12.3c. Enable quantification of impacts of heavy industrial activity on town air and water quality, and determine ways to limit release of hazardous substances including local laws to protect air quality.

Related Action

1

1

2

Action Text

1 Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact

2 Investigate and implement strategies to measure the impact upon and protect the Town's resources and infrastructure

Related Goal: **Strengthen Newfield's core infrastructure** (see *Services Section*)

Chapter 13: Service Sector

This chapter discusses Newfield's Service Sector Businesses. These businesses are defined as those primarily involved with activities where people offer intangible services rather than manufacturing tangible goods. This includes economic sectors such as wholesale and retail trade, information, finance, insurance, and real estate, tourism and leisure, professional, management, education, and arts and entertainment. For the purposes of the plan, transportation and warehousing is considered an industrial use, along with manufacturing, construction, and utilities.



A Bed & Breakfast in Newfield (noblehousefarm.com)

Vision

Newfield will encourage creation of appropriately-scaled service businesses in the hamlet, an interconnected network of tourism-related businesses, and other businesses located in areas that minimize negative impacts and are contextually fitting.

Key Points

- Newfield's Hamlet may be an untapped opportunity to retain additional small businesses.
- A tourism plan should be developed, which may include physical improvements such as trails linking bed and breakfasts, Newfield attractions, and the hamlet.
- A detailed study could be undertaken of Newfield's retail "leakage" to other markets, which would be a valuable tool in marketing the community to potential businesses.
- Lack of a business association hinders communication and business growth.

Public Opinion

At least 75% of 2010 survey respondents believed that Newfield should encourage small-scale development, business centered on tourism, and daycare (along with agricultural categories). This echoes sentiments expressed in earlier outreach efforts in 2001, in which residents expressed a desire for a downtown with a variety of small stores for sundries, medical needs, and groceries. Finally, business owners believe the Town's assets such as the "charm" of Main Street and the proximity of Route 13 are not being utilized to their full extent.

Inventory & Analysis

Shopping Habits

Most service businesses in Newfield rely upon customers both from within and outside of Newfield. Assuming most Newfield businesses customers are Newfield residents, a quick analysis of Newfield's per-capita income and population and existing retail¹ suggests Newfield residents require the services of 2.6 average grocery stores, 2.4 gas stations, 1.7 gift/novelty stores, 11 beauty salons, and 11 restaurants. Of course, many of these potential customers go to Ithaca for those services. This is often called "leakage" to another market. This is backed up by the 2010 mail survey. Although a significant number of Newfielders use the post office and bank at least once a week in Newfield, most other services are used once a week in Ithaca.

A more detailed analysis is possible for a dedicated group or organization interested in assessing "missed opportunities." This may include comparisons to similar towns or villages (population under 10,000 within 20 miles of a small-sized city), detailed inventory of existing businesses, a more accurate survey of trade area for those businesses, and a demographic profile of that trade area. Using state or national averages, gaps can be found, and this data can be used as part of a strategy to market Newfield to potential businesses.

Table 13.1: 2011 Comprehensive Plan Survey Results - What services do you at least once a week acquire in...

	Newfield	Ithaca
Post Office	55.6%	12.2%
Walk/exercise	37.6%	19.6%
Banking	37.3%	60.5%
Gas	23.5%	74.6%
Library	21.5%	14.5%
Auto repair	20.9%	43.1%
Recreation	17.4%	27.3%
Restaurant	15.1%	71.4%
Groceries	10.0%	97.4%
Other shopping	5.1%	68.5%
Other	6.8%	4.2%



Agritourism brings both community and economic benefits. (Littletree)

Tourism

Tourism was identified as a key sector for Newfield mainly because of existing strengths. Newfield is home to the only covered bridge in NY being used daily, and a number of bed and breakfasts, including equestrian facilities. In addition, the Finger Lakes Trail winds through parts of Newfield, and Newfield contains a number of recreational forests and wildlife preserves including the highest point in Tompkins County, Connecticut Hill. In Arnot Forest, there are many public events such as Maple Syrup days. Finally, Newfield is home to a unique u-pick orchard. This economic sector can include:

- Bed and Breakfasts
- Antique Stores
- Historic Sites
- Agricultural Tourism, including U-Pick orchards farm tours, and a farmers market
- Outdoor Recreation, including horseback riding, shooting ranges, hiking, winter sports, hunting, fishing, and many others

There are a number of opportunities for policymakers to work with the above businesses and regional economic development agencies to develop recreational programs and tourism marketing. In addition, suggestions gathered during the comprehensive planning process include an equestrian and hiking trail linking bed and breakfasts and area attractions, the Town developing its own promotional materials, and outreach, code enforcement, and identification of incentive funds to reduce the number of unkempt or out-of-code properties.

Small-Scale Community Services

Community Services is identified as a key sector for Newfield because of community opinion and existing need. These services are usually convenience services for residents who wish to avoid making additional trips to Ithaca or Elmira for daily services. In some cases, these services may require high visibility, such as on Route 13. However, this may also include services that do not need visibility, but instead benefit from the low taxes and land costs Newfield offers. These businesses may use the internet and post office but otherwise operate in houses or in small office buildings.

This economic sector can include:

- Childcare, education, and social services
- Doctor and Dental Offices
- Groceries and Sundry Items
- Auto Service
- Start up firms that can benefit from low-cost space but only if internet is available (Legal, Finance, Insurance, Real Estate, or Technology, for example)

Community Design

One of the core economic development strategies the Comprehensive Plan identifies for Newfield is "Vitalization" of the hamlet. Not only is the hamlet a metaphorical heart of Newfield, but it contains many existing businesses, is a population center, and attracts daily visitation to the hamlet by non-residents employed by the School District. To maintain and grow a downtown's vitality, however, there must be a

continual reinvestment of resources and energy. The anticipated result is increased economic prosperity, a more enjoyable and beautiful Main Street, and attractiveness to a variety of family types.

One of Tompkins County Area Development's goals is to "stimulate appropriate development that will enhance the unique spirit of each community center" in Tompkins County. The housing chapter described a vision of most housing growth within walking distance of Newfield's Main Street. Newfielders expressed several desires for the hamlet:

- A desire to see more businesses in the hamlet
- A need for aesthetic improvements including "minimal appearance standards for the village"
- Better access and circulation of traffic, especially the intersection of Bridge and Main,
- Improved access or rationalized parking
- Increased signage on Rt. 13

However, both business focus group and community meeting participants felt there was an excellent base upon which to build. ("Exploit the fact we have a real center," and "The charm of Main Street is overlooked in developing business: more could be done to draw people in.")



Nearly 40% of survey respondents do banking in Newfield at least once a week. Banks can be community anchors.



Many service-oriented businesses are concentrated in the Hamlet, with businesses with large land needs in outlying areas.

Most successful revitalization strategies hinge upon successful organization and partnerships between residents, business owners, town officials, property owners, churches, groups such as the historic society, and anyone else with an active interest in promoting downtown. Successful downtowns have significant housing, focus on long-term strategies and maintenance, and good amenities at a pedestrian scale. In addition, successful groups focus not only on difficult strategies, but also low-cost improvements, such as flower boxes maintained by community groups or organizing a yearly business day with sales or celebrations.

Improvements could include, but are not limited to:

- **Beautification:** Strategies to beautify the area range from trash pick-up days to creating revolving loan funds or other strategies to repair building façades.
- **Wayfinding signage:** At pedestrian and auto scale, signage can include up-to-date listings of Newfield businesses and organizations along with attractions such as Mill Park.
- **Parking/circulation:** Currently, business owners do not think parking is a problem in downtown Newfield, but clear and easy ways to get around and find a nearby parking spot downtown are integral, especially if new businesses and homes move to the Hamlet.
- **Sidewalks:** Existing sidewalks are in disrepair, and sidewalks do not connect all downtown areas. Where room is available, 4' sidewalks should be installed on both sides of the road along Main Street and cross streets, prioritizing connecting the school and garden apartments with places of worship and the library.
- **Streetscape/streetlights:** There is plenty of opportunity for small and larger-scale streetscape improvements. Suggestions include expanded pedestrian-scale streetlights, flowerboxes, ornamental benches, and bicycle racks.

- **Gateways into/out of Newfield:** Signs could be replaced with higher-visibility signs, perhaps visible from Route 13, that reflect the character of Newfield and clearly delineate the boundary of the hamlet.
- **Targeted Marketing:** Newfield can identify prime locations for café/restaurant space, fresh foods market, or other amenities identified in visioning sessions, identify the barriers for businesses that may wish to move to those locations, and work with county economic development agencies to remove those barriers and attract businesses.

See Chapter 15 on p. 117 for additional statistics and an action plan for the Hamlet.

• See “A Manual for Small Towns” by Martin Shields and Tracey Farrigan for more information and strategies to create organizations, gather public input, and revitalize small downtowns.
sandpointurbanrenewal.org/wp-content/uploads/2011/04/Small-Downtown-Manual.pdf



Vibrant businesses bring together diverse members of the community. (Littletree)

Notes

1. For methodology, see University of Wisconsin Extension, n.d. “Downtown and Business District Analysis” fyi.uwex.edu/downtown-market-analysis/

Related Goal: Encourage appropriate service-sector development (see Chapter 12: Businesses and Labor)

Chapter 14: Industry

Industry can produce local jobs and other economic benefits, but some forms can also adversely impact many valued aspects of the town. One definition of industry is “Economic activity concerned with the extraction and or processing of raw materials, recycled, repurposed or waste materials and the manufacture of goods in factories.”¹ Other uses with similar infrastructure needs and environmental impacts may also be considered industrial, including but not limited to warehousing, power plants, or waste management. For the purposes of the plan, industry has been divided into “heavy industry”—uses with high impacts—and “light industry”—uses with fewer impacts. These are defined in the chapter.



Gravel quarrying in Newfield. Newfield is rich in gravel deposits. (Bing Maps)

Since the Industrial Revolution, the Town of Newfield has had little in the way of Industrial Development and the impacts that can go with it. In the late 1800s, the Town had several mills and a busy Main Street. However, since the destruction of some of these industries by fire and floods in the late 1800s and early 1900s and proliferation of the automobile, Newfield has been a primarily agricultural, forested and residential rural community. Newfield has not benefitted in the last century from the economic boom of industry nor has it had to deal with the abandoned remains of old factories, the disenfranchising of former workers, and the financial burden surrounding cleanup of polluted sites.

Recently, there has been an increase in interest in industrial development in Newfield. Some residents are excited about this. Many feel the need to plan ahead and be prepared for and/or limit whatever growth comes our way, be it perceived as positive or negative for our rural community.

Vision

Newfield believes that increasing local economic opportunity is important, but that it must take place in a way that preserves the town’s natural resources and rural character, both of which are highly valued by a large majority of residents. Newfield will encourage the development and growth of industries that are sustainable, low impact and committed to Newfield for the long term. These businesses will be interested in employing local people and produce products that are beneficial to the local community and beyond. We will encourage industries that mesh well with our rural sector and our natural assets.

Key Points

- Historically, Newfield has had a modest amount of industry with very little of what can be considered heavy industry.
- Newfield's lack of sufficient infrastructure, steep terrain, and lack of close proximity to interstate transportation make it unsuitable for many heavy industries.
- New industry has the potential to produce economic benefits, including new jobs, an increase in some property tax revenue and more customers for existing and new Newfield businesses.
- Heavy industry has the potential to create hazards and damage to roads, degrade air, water and rural quality, damage natural communities through direct loss and fragmentation, alter the character of the town, and impact property values, as well as the right of property owners to the safe and quiet enjoyment of their property.
- Newfield has minimal local land use regulation. This absence of guidance makes it more likely that conflicts between landowners, their neighbors and the community will arise due to incompatible visions. It makes the Town more vulnerable to high impact, incompatible growth when surrounding towns have already developed land use plans.
- In New York, municipalities may have the right (some court decisions are pending) to totally exclude land uses incompatible with their comprehensive plans, including heavy industry and/or extractive activities like oil and gas drilling. They do not have the right to regulate the operations of oil and gas drilling.
- Newfield has few measures in place to alleviate negative impacts from industries.
- Baseline testing of air and water quality as well as baseline evaluation of the condition of roads is essential for evaluating and assigning responsibility for changes that may result from heavy industrial activity.

Public Opinion

The citizens of Newfield value their clean air, water and peaceful rural character and prefer economic development that is low-impact and sustainable. In the 2010 survey of Newfield residents, regulation to ensure clean air and water was among the 3 top issues important for the future growth of Newfield, with 62% of respondents assigning it the highest rating of 5 = great value.

In the public input sessions of August 2011, development that resulted in loss of farmland and forests, both private and public, or that was large in scale, including malls and heavy industry, was deemed undesirable. A majority of input has indicated a concern over the range of impacts expected from unconventional gas drilling. On the other hand, some business and agricultural representatives are concerned about the pitfalls and deterrents of regulation and how it can negatively affect the growth of business and industry in Newfield.



Gas drilling in Loyalsock State Forest, Pa (marcellus-shale.us)

Inventory and Analysis

Defining Industry

In discussions of land use, a distinction is commonly made between light industry and heavy industry. For the purposes of the Newfield 2013 Comprehensive Plan, these definitions apply:

Industrial Use, Light: Including, but not limited to, a manufacturing or maintenance operation conducted within one or more structures where any process is used to alter the nature, size or shape of articles or raw materials or where articles are assembled and where said goods or services are consumed or used at another location.

The exterior appearance of the structures resembles office buildings, and the impacts of the use, including noise, glare, fumes, and vibrations, do not exceed those typically associated with an office use. Light industrial uses typically consist of non-polluting users with moderate energy demands. Other light industrial uses, not involving manufacturing or maintenance, can include indoor warehousing and indoor storage including self-service storage facilities; printing, publishing and bookbinding; and research and development facilities utilizing office spaces, indoor scientific laboratories, and other similar indoor spaces.

Industrial Use, Heavy: Including, but not limited to, establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembly of component parts, the creation of products, and the blending of materials such as oils, resins or liquors. Heavy industrial uses have greater impacts than light industrial uses in terms of noise, fumes, light pollution and vibrations and are more likely to involve waste materials, flammable materials or hazardous substances. Some of these industries require large quantities of local resources such as water. Heavy industrial uses also include any activity and its related premises, property, facilities, or equipment involving the excavation and sale of topsoil, sand, gravel, clay, or other mineral or vegetable deposits, and the quarrying of any kind of rock formation. Heavy industry includes any industry that generates vehicle traffic that is both high impact (large trucks with heavy loads) and high frequency.²

Industry in Newfield

In 2013, there are only a few industries in the Town. These include a manufacturer of turbine blades, a fine custom millworks plant, two waste management companies, a lumber company, and a gravel extraction company. These are not major employers: of 2,339 employed residents, only 5% work in Newfield, and the school district is the largest employer (*see Chapter 12 on p. 100*).

Though Newfield has two state highways (Route 13 and Route 34/96), it is at least 30 minutes from Interstate Route 86 and 1 hour and 20 minutes from the New York State Thruway. This lack of proximity to an interstate or suitable railroad access has disadvantages for industries where close access to shipping is crucial.

Though the State and Federal Governments have in place some laws to regulate industries and thereby mitigate potential impacts, the Town must also prepare locally for impacts on the unique environment of Newfield. Many towns do this by regulating where particular types of development are allowed. Some towns decide that certain types of development are not suitable for their towns.

Current land use planning philosophy is to focus development in compact mixed-use communities. Tompkins County identifies the hamlet of Newfield as a Developmental Focus Area called an Established Node in its 2011 draft entitled "Building Vibrant Communities in Tompkins County".³

However, limitations include the Hamlet's steep terrain, limited sewer capacity, and lack of transportation infrastructure. In addition, aquifers which follow the main transportation corridors in the Town are not fully studied, and may present a problem for location of heavy industry. Finally, heavy industrial uses may not be compatible with the existing neighborhoods in the Hamlet and other areas of the Town.

Harvest and Extractive Industries

Some harvest and extractive industries, such as natural gas drilling and forestry, can be particularly high impact because they cannot be sited in an appropriately designated area, but must be located where the resource is found. Gas industry equipment and infrastructure can only be placed on those parcels where landowners have granted surface rights, but surface rights are unknown in many cases. However, drilling can occur underneath properties where the landowner has not signed a lease voluntarily. Map 23: Gas Leases gives an idea of the potential for shale gas development. The Tompkins County Council of Governments has assembled an extensive document entitled "Community Impact Assessment – High Volume Hydraulic Fracturing." This Community Impact Assessment has been produced to help TCCOG's member communities prepare for the exploitation of natural gas using the technique called hydraulic fracturing combined with horizontal drilling.

Forestry uses are discussed in Chapter 15 on p. 117.

Industrial Impacts

Currently, the Town has few measures in place to deal with some of the impacts from heavy industry. To be prepared, the town needs to acknowledge potential impacts and put in place mechanisms for mitigating them. These include impacts to:

- Roads both structurally and with regard to safety
- Air quality
- Water not regulated already by state and federal laws
- Quality of life including noise and light pollution
- Town character and safety
- Property values
- Natural ecosystems
- Housing availability and quality
- Short and long-term public health

• Find the Community Impact Assessment on HVHF Gas Drilling at www.tompkins-co.org/tccog/gas_drilling/TCCoG_Community_Impact_Assessment_12-15-11%20Final.pdf It contains steps that may be applicable to other heavy industrial development.



Self-storage operation in Newfield

Notes

1. "Industry Definition." www.google.com
2. Adapted from Town of Caroline Draft Site Plan Review Law
3. Tompkins County, 2012. "Building Vibrant Communities in Tompkins County." www.tompkins-co.org/planning/community%20planning/documents/DevelopmentFocusAreasStrategy_adopted_10-2-12_000.pdf

Related Goal: Encourage development appropriate for Newfield (see Chapter 12: Businesses and Labor)

Related Goal: Protect natural and cultural resources and mitigate negative impacts (see Section 1: Resources)

Chapter 15: Agriculture and Forestry

Farming is an essential business and a way of life that Newfield residents wish to maintain. Not only do farms and managed woodlands provide food, but they also provide scenic vistas and wildlife habitat, contribute to rural character and community, and help support the Town's economy. It is not our farmers' responsibility to provide these benefits, but the plan recognizes all residents receive these benefits due to their hard work. Farming requires open, workable land, people who desire to live and work on the land, and good markets.



Farming in Newfield.

Throughout Newfield agriculture's history, many significant changes have occurred within relatively short intervals. These changes in agricultural activity have been due to the complex interaction between innate features of the area (topography, weather, soil quality) in combination with infrastructure, technological advances in farming, and changing markets. The amount of land in Newfield in agricultural use has dropped from 17% in 1969 to 11% in 2012: a drastic reduction from 93% in 1850.¹ Today, a significant portion of Newfield is protected forestland, and formerly productive fields are now returning to nature or being sold off for housing lots. Other former agricultural land is being sold or leased to energy speculators looking toward a future of profits from natural gas drilling or wind farms. Although change is inevitable, agricultural land lost to development is essentially lost forever.

Challenges that continue to affect farmers in Newfield include rugged terrain, variable weather patterns, plant and animal diseases, invasive species, insect and wildlife competition, potential energy extraction, and regulatory and market uncertainties. Invasive species and diseases have had an impact on crops locally. Without extensive soil improvements, farming on Newfield's marginal lands has often produced unreliable and small quantity yields and limited the types of crops that can be successfully grown. In the past, most food was produced, sold and consumed locally. Today, corporate agribusiness, fed by global supply chains, requires growers to consistently provide vast quantities of food products to processors and distribution networks, a system in which small farming operations are unable to participate. Newfield's primarily hilly, high topography does not lend itself to these large-scale farming operations. However, small-scale, hobby farms and specialty growers increasingly find the area appealing and suitable. In addition, many residents chose to live in Newfield so they can have a more agrarian way of life, raising a home garden and livestock.

Vision

Newfield will actively work with landowners to promote the preservation of existing forested and agricultural lands. Our farms and forests will sustainably supply food and other products, taking advantage of the growing local food movement. Agriculture will continue to greatly enhance the natural beauty and ecology of the Town by providing necessary open spaces and healthy managed forests and natural areas. Farmers and the community will continue to make long-term commitments to each other, providing continuity between the past, present and future.

Key Points

- Newfield has a stable population with a great desire to support agriculture.
- Newfield's proximity to Ithaca provides economic opportunities for both small and large farms and access to agricultural education resources.
- The area has a lack of infrastructure for agricultural support, such as bulk transportation, processing facilities, and agricultural suppliers.
- Challenges beyond the Town's control include changing world markets, uncertain weather patterns, and small amounts of prime soil on flat land.
- Newfield may work with local farmers and regional educational agencies to help recruit and retain farmers, a key challenge.

Public Opinion

Newfield residents have a great regard for their agricultural heritage and future potential. According to the 2010 Newfield Comprehensive Plan Survey, 63% of respondents stated the rural/scenic character of Newfield influenced their decision to live in Newfield. More specific write-in reasons listed under "other" include: a place to raise own food and breathe, agricultural opportunity, agriculture, beautiful area, views, family inheritance and legacy.

Rural farmland is of some-to-great value to 88% of respondents and 95% of respondents stated that protection of farmland is of some-to-great value. When asked what types of commercial development should be encouraged, responses were: locally grown produce, 92%; agricultural production, 84%; organic farming, 79%; and livestock/dairy, 75%.

Newfield farmers involved in various agricultural enterprises revealed a variety of reasons for choosing Newfield. Reasons included soil type and slope being suitable for orchard crops and flexible regulations with good working relationships with officials. Many have been farming the same land for generations, and all noted that the quality of life and natural beauty of the area were highly valued and kept them farming in Newfield despite relatively poor soils or other challenges.

Inventory and Analysis

History of Agriculture in Newfield

In order to envision where the future of agriculture in Newfield may lie, its history and recurring cycles must be understood.

Pre-European (Prior to 1779)

As discussed in Chapter 1, the Saponi tribe, from Virginia and adopted by the Iroquois, settled in Pony Hollow. The Iroquois were well known for the Three Sisters method of hill-farming corn, squash and beans, and also maintained vast orchards of fruit trees. Pony Hollow, being a broad glacial valley, was desirable because of fertile, well-drained soils, year round streams, and abundant woodlands. This landscape provided good hunting and many other natural resources that supported the Native subsistence way of life for a relatively sparse population.²

Early European Growth (1779-1850s)

After General Sullivan's scorched earth campaign of 1779 destroyed Native villages, paving the way for greater European settlement, the relatively sparse and stable human population in this region exploded, taxing resources and changing the primarily wooded landscape like never before. Newfield's growth was somewhat slower than military tracts in Ithaca, Dryden, Groton and Lansing, because its lands were not among those granted to Revolutionary War veterans. Eventually, hardy pioneers began taming Newfield's rugged and less agriculturally inviting aspects.³ This consisted primarily of subsistence farms, with initial focus on clearing the land of trees and cultivating the newly created fields. However, by 1836, Newfield's streams provided power for five gristmills and 21 sawmills. Logs and brush were



Newfield creamery once was located where Newfield Central Schools now are. (Newfield Historical Society)

burned to make potash, which was used for soap and fertilizer; deer were harvested for their hides and Newfield had its own tannery.⁴

Civil War Era Decline (1850s – 1900s)

This growth reversed between 1850-1870, when many farms in Newfield were abandoned due to crop insect infestation, soil depletion, young men leaving for the Civil War, and competition from western wheat farms in the Ohio Territory. Acres under cultivation fell from approximately 35,000 in 1850 to 25,000 by 1878 and population declined from 3,816 in 1860, to 2,602 in 1870.⁵ Remaining farmers grew hay, potatoes, apples, dairy products, wool, pork, and grain. Inventory of livestock included horses, meat cattle, cows, swine, sheep, and lambs.

Changing Technology and Hilltop Abandonment (1900s-1930s)

By the early 1900s, the number of Newfield farms stabilized after infrastructure improvements were built. These included a railroad branch; a creamery; and damming of the Cayuga Inlet to power a sawmill, cider mill, woolen mill, and wagon manufacturer. Corn, buckwheat, apples, and potatoes were shipped to distant markets via train.⁶ However, the focus in Newfield was on the production of hay for market. Many acres were turned over to grass, and shipments from the town were large. More than two-thirds of the Town was under active cultivation.⁷

During this time, Professor Howard E. Babcock, working in northeast Newfield, developed innovations such as the establishment of the first major farm cooperative, which eventually became Agway; ingredient labels on animal feed; and freezers for home-grown food storage. Most



Newfield in 1890. Note the vast agricultural fields surrounding the village. (Newfield Historical Society)

significantly, Babcock introduced improvements to farm machinery, including the use of rubber tractor tires rather than steel wheels.⁸ This last innovation would have great impact around the world, but was ironically not well-suited to most of Newfield. Increasingly large farm machines were not as well suited as manual and horse-drawn implements to Newfield's rugged, steep terrain.

In addition, the hilltop soils of Newfield are often thin and acidic, quickly losing productivity.⁹ Oftentimes, after clearing the dense forest, farmers would find soils unfit for intensive crop farming and be unable to continue to make payments on the land. They would be foreclosed upon and lose their investment. Thousands of acres were abandoned from 1900s-1930s, and much of it was finally purchased by the Federal and State governments for reforestation and wildlife conservation programs, becoming Connecticut Hill Wildlife Management Area and Newfield State Forest.¹⁰ Other land was foreclosed upon and donated or sold to nonprofits such as Cornell, creating the Arnot Teaching and Research Forest.

World War II Era and Rise of Dairy (1930s-1970s)

1930s government conservation programs were also created to improve farms. These programs provided funding and manpower for clearing hedgerows, improving field drainage, and liming fields to improve soil pH. Fields that were too steep or hard to work with tractors were planted to pine and locust trees, with the intent to produce farm lumber and fence materials.

During the decades from 1940-1970, small dairy farms formerly milking a few cows became



Newfield in 2011. Note extensive forested areas and few fields.

significantly larger operations. By the 1950s, local creameries had mostly been replaced by large regional dairy product producers, and dairy farmers now needed large capacity refrigerated bulk tanks for milk formerly shipped in cans.¹¹ For many of Newfield's small dairy farmers, this new technology was cost prohibitive. A number of farmers sold their animals and turned instead to crop farming; new agricultural technologies and crop varieties helped somewhat to overcome the problem of poor soil quality.

As small dairy farms were sold, other farms purchased their land for additional acreage to support increasing herds. By the early 1970s, dairying had become the single most important enterprise in Newfield, with 55 farms and a total of 2,200 dairy cows. Additionally, crop farmers raised all types of wheat and primarily sold to feed mills such as the Ithaca Agway, a nearby market with railroad access. Some farms that grew grain direct marketed locally, farmer to farmer.

Modern Era: Encroachment of Housing (1970s-Present)

In the early 1970s, two entrepreneurs founded a small home-based yogurt production business in Newfield. Over the next decade, Brown Cow Yogurt grew, becoming a major employer and purchaser of locally produced milk. By 1983, it had become a corporate business making cream-top "all-natural" yogurt in both Newfield and Petaluma, CA. However, Newfield was again unable to provide the necessary infrastructure for this expanding business, and in 1989, all operations were moved to Antioch, California, leaving a number of local dairy farms without a market for their milk.¹²

By the early 1970s, housing development was beginning to encroach on Newfield's farmland, and during the 1980s, even more dairy farms turned to crop farming and began to look to other uses of their land to provide income, including selling off house lots and creating mobile home parks for lot rental income. In 1993, Ithaca Agway closed its grinding facility, leaving local grain farmers to find new markets on their own, and the local rail line is no longer used for agriculture. As of 2013, only five dairy farms in Newfield were identified by the Tompkins County Assessor's Office, not all active. The agribusiness model of dairy farming, which exploits



Newfield farmland in winter (C. Baillo)

economies of scale, has begun to dominate the dairy industry in New York State, but challenges such as required acreage and permitting create a difficult threshold financially and managerially for farms to cross. Newfield's limited tillable acreage has discouraged expansion or new dairy development of such magnitude.

Since the arrival of settlers in 1800, farming and the associated population of Newfield has had several periods of decline followed by slow growth. Its character and identity as a "rural agricultural community" has changed to that of a bedroom community of neighboring Ithaca, with its advantages of lower housing costs and a scenic, rural lifestyle, less focused around agriculture. A self-sustaining local food infrastructure no longer exists to support Newfield's population, and by some measures Newfield is now considered "food desert," as it lacks year-round access to locally produced food or a commercial full-service grocery. However, agriculture is still vitally important to Newfield's identity, and smaller-scale specialty and "hobby" farms are becoming viable.

Table 15.1: Assessed Acreage, Historic and Current¹³

Year	1850		1878		1969		1995		2012	
	Acres	%								
Total Newfield Acres: 34,892										
Agriculture	35,000	93	25,000	66	6,432	17	4,536	12	4,303	11
Inactive Agriculture					4,532	12	1,017	3	743	2
Vegetative Cover - Includes Forest					25,683	68	29,064	78	29,450	79
Water and Wetlands					682	2	571	2	567	2
Residential					325	1	2,281	6	2,344	6

Inventory of Farmland

There are two ways by which to inventory Newfield’s farmland:

1. Land Use Land Cover (LULC) analysis creates acreage estimates by reviewing aerial photos and outlining various land uses without considering property boundaries (see Map 13: Land Cover 2008). The most recent LULC data (2007) suggests 4126 acres, or about 11% is active agriculture land, and 3% is inactive.
2. Assessment data classifies parcels as “agricultural” if they contain an operation over 7 acres in size and earning at least \$10,000 a year. Many other parcels may have some farmland in active production, but not generate the required \$10,000 per year income. Much of this land is classified as residential, because the land is used for hobby farming a few horses or other animals. Land without a house but not qualifying as agricultural may be classified as “vacant” in the assessment (see Map 14: Assessment Data). The most recent Assessment data suggest 63 parcels totaling 4,303 acres, or about 11%, have a primary use of active agriculture.

In summary, the LULC shows the location and acreage of major land uses. The Assessment data show the specific, primary use of an entire property, but secondary uses may be hidden. Combined, they give a snapshot of how Newfielders use their land.

Types of Farms

Farming activity is still visibly evident throughout Newfield, although farming practices have changed and the number of farmers has declined significantly in recent decades. Many farmers work additional jobs to supplement farm

income. Not all operations are full time; hobby and specialty farms are gaining in popularity. Cash cropping of hay, oats, barley, corn and soybeans appears to be a viable option for some of Newfield’s farmers, and still the largest use of farmland. However, farmers also maintain fruit orchards, vegetable crops, greenhouse operations, and Christmas trees. Beef cattle, sheep and chickens occupy a few farms. Organic crop farming has been introduced to several tracts of land with spelt¹⁴, oats, barley, clover and buckwheat. A significant increase in the number of backyard horse owners in Newfield has occurred over the past decade, along with the number of horse farms owning more than ten horses, creating a demand for the continued use of agricultural lands to provide hay and pasture.

Table 14.2 estimates the number of assessed acres in Newfield devoted to specific types of farming. Note that small or hobby operations may not be included in assessment data.

Table 15.2: Estimate Acres by Assessment 2012

Description	Acres
Dairy farm	1,597
Field crops	1,800
Horse farm	142
Orchard crops	125
Vacant farmland	617
Total	4,281

Soil Resources

The lands being farmed in Newfield today fall within three different categories with a range of soil types, soil pH, and soil fertility. The three categories of farmland classification are as follows:

1. First grade soils that produce top yielding crops are classified as "best". These soils are usually gravel based and well drained. Much of Newfield's Pony Hollow area is classified in this soil type.
2. Second grade soils are classified as "fair". These soils grow good crops but sometimes have lower yield rates. Soils can be wet during critical planting dates. Some Benjamin Hill soil is classified in this category.
3. Third grade soils have the lowest yield rate. These soils are usually land on side hills and not under cultivation. This land is close to bedrock, typically requires late planting, and is muddy during harvest time. The soil pH is poor due to over-cropping and inadequate nutrient replacement. Most of Newfield's areas with this soil type were purchased by the Federal and/or State governments to form public forestland, such as Connecticut Hill.

Detailed soil mapping can be obtained from the Tompkins County soil survey (*see Map 17: Soils*). The Tompkins County 2010 Conservation Plan identifies two Agricultural Resource Focus Areas in Newfield: Pony Hollow and Benjamin Hill. (*see Table 15.3: Agricultural Resource Focus Areas and Map 18: Ag District*). These areas are of strategic importance to the County, having higher-quality soils and contiguous operational farmland.

Soil must often be improved for successful cultivation. Public outreach revealed an interest in community composting. A communal compost pile can be properly managed to avoid odor and attraction of animals and provide compost for small or community gardens.

Forest Land

Publicly-held forests are the largest use of land in Newfield. However, the large number of acres of privately owned forestland in Newfield also provides an opportunity for economic return and the enhancement of the quality of life for residents. Agroforestry enterprises and products such as lumber, firewood and other biomass products, maple syrup, wildlife habitat, as well as scenic vistas all require large contiguous tracts of land that must be carefully maintained. Agroforestry integrates both plant and animal agriculture with forestry techniques toward creating sustainable, multi-faceted land use through the establishment and harvesting of crops and forest products intermixed with trees. Products include mushrooms, herbs, and many others.

Newfield currently has at least 25 businesses that are directly or indirectly related to Newfield's forest resources. Some examples are recreational and forest management equipment sales, bed and breakfasts, wildlife and resource management professionals, sawmills, and small maple sugaring and beekeeping operations. The proximity of large sawmills south and north of Newfield plus several privately-owned portable band-saw mills provides good markets for hardwood saw timber in the region. At times, small and fragmented forests can deprive owners of economically viable timber harvests and limit access for hunting. However, the county has identified potential for a Forest Stewardship Council-certified mill or other value-add projects that may be operated privately or cooperatively.

Table 15.3: Agricultural Resource Focus Areas identified by Tompkins County

	Pony Hollow	Benjamin Hill
Acres	1,930	2,155
% of acreage that is Prime Soils (Gravel valley soils most conducive for growing crops)	37%	1%
% of acreage that is Soils of Statewide Significance (Generally fertile, heavy topsoils)	28%	73%

Incentives such as the Forest Land Exemption¹⁵ encourage landowners to implement good forest stewardship practices but have restrictive requirements. Landowners must have over 50 acres of woods in a DEC-approved forest management plan, and in return, they receive an 80% tax exemption on Town/County and School taxes. As of 2013, only two properties in Newfield (nine total in all of Tompkins County) receive this exemption, although several others are potentially eligible. All biomass production, including forest products, falls under the Agriculture Exemption rules. This exemption also requires 50 acres per parcel, however only \$2,000 per year of forest product income can be counted toward the \$10,000 per year agriculture product income gross that must be earned for this exemption.

Because forest products are long-term cultivation, short-term harvest, Newfield's landowners must be educated about and offered incentives to maintain the integrity of their lands, both in acreage and in quality.

i See www.dec.ny.gov/ for more information about forestry.

Agricultural Protection

Rising land costs and leased land represent a challenge for farmers. Many participants at the agricultural focus group stated a preference that their land stay in agricultural use, but the land is often more valuable as development land than as farmland. This "bidding up" of properties makes purchasing the remaining land difficult. This leads many farmers to lease rather than purchase small parcels of land, assembling them in a "checkerboard" fashion. Leased land carries special challenges, as an owner may choose to sell the land at any time, creating a disincentive for those who farm on leased land to make long-term investments. In addition, the leased parcels may be far apart. Revolving loan funds at county and state levels and assistance to farmers for stabilizing land lease agreements could be investigated along with the following protection strategies:

» **Agricultural Districts**

As of 2012, approximately half of Newfield (17,973 acres) has been included as part of Tompkins County Agricultural District #2.

New York State Agriculture and Markets Law 25-AA defines the purpose, benefits, and processes of Agricultural Districts. They identify prime soils, slopes and other conditions most conducive to farming and provide agricultural producers with a partial exemption from property taxes (*see below*). They also provide protections against private nuisance lawsuits involving agricultural practices, government funded acquisition or construction projects, and overly restrictive local laws.¹⁶

Although half of Newfield is in an agricultural district, only 11% of Newfield's land is being farmed. This suggests a potential for much greater agricultural activity in Newfield. However, it may also indicate a need to reevaluate parcels that are no longer suitable for agriculture during periodic reviews. In accordance with 25-AA and the community's regard of agriculture, the Comprehensive Plan has been crafted to recommend against unreasonable restrictions for farm operations in agricultural districts.

» **Agricultural Assessment**

In New York State, agricultural operations in agricultural districts, over 7 acres in size and earning at least \$10,000 gross sales per year are eligible to be assessed at their value as agriculture land, not developable land. This results in a lower tax bill for active farmers and encourages land in agricultural districts to stay in agricultural production. Landowners may receive this exemption if they lease the land to a qualifying operation. Enterprises less than 7 acres but part of an agricultural operation that generates \$50,000 per year gross agricultural sales also qualify.

» **Right to Farm**

To benefit from the bucolic vistas, local produce, and economic growth provided by farms, residents of agricultural communities must be reasonably tolerant of the smells, noise, dust, application of pesticides and fertilizers (both organic and chemical), and farm equipment traffic that are a necessary part of any agricultural enterprise. If residents truly support agriculture in their community they will also be required to consider the impact of future residential and business development on agricultural lands.

Many counties and towns have adopted Right to Farm ordinances, which further define the protection provided by New York State. Conflict resolution processes may be included in the law. It is increasingly recognized that public outreach about farmers' rights is integral whether or not such an ordinance is passed, which may include real estate agents and prospective homebuyers. A point of contact may be those who are applying for a building permit in agricultural districts.

» **Purchase of Development Rights**

New York State has an extensive Purchase of Development Rights program. This allows farmers to cash in some of the equity of their land, voluntarily selling development rights for the difference between the market value of their land and the value of their land if it is used only for agriculture. A variety of criteria are used to determine whether the land is eligible, including development pressure and agricultural value. Towns and counties may develop their own criteria to target specific properties, and other development rights purchasers may be found, including public and private land trusts. Among first action steps to pursuing these goals are identifying key farmland and interest among farmers.

Economic Challenges and Opportunities

Currently, the lack of local infrastructure to support agricultural enterprises makes farming more complicated, expensive and time consuming. Although Newfield does have one regional farm supplier and one commercial livestock butcher, necessary supplies are often not available locally and must be ordered and shipped. Access to markets locally and globally is also complicated by the lack of transportation infrastructure and is limited due to the comparatively small quantities of agricultural products able to be produced.

However, creative solutions are appearing. For example, one Newfield farmer is a founding partner in both a flourmill and a bakery in nearby Trumansburg, closing the gap between farmer, miller, and baker. Such creative grower/processor/distributor partnerships are becoming more common, providing infrastructure for other area growers to utilize. Value-add facilities may also be cooperatively owned.

Public demand for locally grown foods and products produced in a sustainable manner in Tompkins County has increased. The nearby and well-attended Ithaca Farmers Market provides an outlet for Newfield's specialty growers of cut flowers, perennials, fruits, and vegetables. In addition, Newfield Farmer's Market began selling goods and produce next to the fire station in the Hamlet in 2012. Another method to market fresh produce locally is Community Shared Agriculture, in which a farm sells "CSA Shares" that provide shareholders with seasonal vegetables at pick-up locations. One farm near Newfield currently offers CSA, in addition to several other farms throughout Tompkins County. In addition, larger avenues for marketing the products of small farms are opening up through the support of corporate markets such as Wegmans. Smaller community markets may also be approached to sell seasonal local produce.

In addition, the market for hops production is growing in New York State to support local and regional micro-breweries. Maple products are also a growing market, and Cornell Cooperative Extension has an education and research program to support this industry.

Agricultural lands in Newfield also may provide forest and field harvested biomass such as firewood and fuel for wood pellet and corn stoves. A source of expertise may be the nearby Danby Land Bank, a cooperative that harvests and sells material for bio-pellets. Newfield's hills also offer the potential for electrical power generation by windmills, which are very compatible with agricultural production.

Finally, there is a great deal of interest in agritourism. This can include you-pick orchards, wineries or breweries, farm tours, bed and breakfasts, horse riding, and many other opportunities for non-farmers to experience agriculture. Many of these types of businesses are located around Benjamin Hill or adjacent to state forest lands. Expanding this type of tourism may have a dual benefit of attracting economic activity and educating Newfield and Tompkins County residents about the importance of the food system to the community.

! For a list of CSAs, see www.ecovian.com/s?page=40&distance=100&searchwithin=40&searchtext=&spatial=Ithaca%2C+NY

Notes

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11. "Milkhouses." www.farmbuildingguide.org/milk-house.html
12. Brown Cow Farm, n.d. "Brown Cow's Tale." www.browncowfarm.com/about-us/brown-cow-tale
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14. Spelt is similar to wheat.
15. NYS DEC, n.d. "Forest tax law 480-a." www.dec.ny.gov/regulations/2422.html
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Newfield is home to several small milling businesses, suggesting a potential specialized economic sector.

Goal 15.1: Increase economic viability of forests and natural areas

Objectives	Related Action	Action Text
15.1a. Encourage sustainable forestry, working forests, and forest related industries. Publicize and share existing forestry-related industries that wish to be identified.	27	23 Create a plan to support, market, and expand tourism and outdoor recreational activities
15.1b. Research considerations for leasing forest land for hunting, forest farming, etc.	27	
15.1c. Develop a town-wide forest management vision, identifying areas where growth and management could occur and promoting Newfield to desired forestry-related businesses.	27	27 Create an Agriculture and Forestry Committee to provide a forum for large and small-scale agriculture and forestry support and protection
15.1d. Encourage eco-tourism and agri-tourism as well as businesses indirectly related to appreciation of natural areas and wildlife, including the viability of an equipment rental facility.	23	

Goal 15.2: Increase visibility of agricultural enterprises in Newfield and stimulate agriculturally-based economic activity

Objectives	Related Action	Action Text
15.2a. Determine other options for local markets, such as CSA pick-up points or marketing of local produce in convenience stores.	27	23 Create a plan to support, market, and expand tourism and outdoor recreational activities
15.2b. Create a method to educate building permit applicants and new residents about agriculture in Newfield, agricultural districts, and rights of neighboring farmers under Ag and Markets Law 25-AA.	27	
15.2c. Provide attractive, uniform signage in high traffic/high-visibility areas and directional signage on secondary roads leading to specific enterprises.	23	27 Create an Agriculture and Forestry Committee to provide a forum for large and small-scale agriculture and forestry support and protection
15.2d. Create and maintain a directory and/or map of agricultural enterprises that wish to be identified on the Town web site.	27	
15.2e. Determine the feasibility of creating value-add infrastructure (such as sawmill, flourmill, or small-scale creamery) through grants or attracting private investors.	27	
15.2f. Facilitate and encourage sustainable farming methods.	27	

Goal 15.3: Preserve large, contiguous tracts of agricultural land within the Town

Objectives	Related Action	Action Text
15.3a. Organize a body of farmers to work informally with other stakeholders to address specific needs and challenges of farming in Newfield and to design innovative solutions.	27	27 Create an Agriculture and Forestry Committee to provide a forum for large and small-scale agriculture and forestry support and protection
15.3b. Research and provide current and prospective agricultural landowners with information on land preservation options, including developing preservation criteria.	27	
15.3c. Work with real estate agents to promote available Newfield agricultural properties to prospective new farmers at agricultural events such as the New York State Fair and Empire Farm Days and at agricultural educational institutions.	27	
15.3d. Investigate options for farmers who cannot afford to purchase land such as rotating loan funds or assistance with stabilizing land lease agreements.	27	
15.3e. Draft, ratify, and enforce a local "Right to Farm" law.	27	

Related Goal: Encourage density in future development proposals (see *Development Preface*)

Chapter 16: Hamlet of Newfield

The Hamlet of Newfield is a unique and historic Finger Lakes community situated within the Town of Newfield. It is approximately ten minutes south of Ithaca, NY and is easily accessed from State Route 13 with three intersections to Main Street, the primary road through the Hamlet. The Hamlet is not a legally designated area like a village, but is a census-designated place (CDP) defined in the 2010 census. However, most residents place a high value on its many attributes and significance to our community.

As the Hamlet is not an exactly defined area, we have focused on Main Street and the relatively densely populated areas in close proximity to Main Street. These areas include Bank Street, Pearl Street, Mill Street, Beach Street and portions of Shaffer Road, Benjamin Hill Road and Van Kirk Road that are serviced by municipal water and/or sewer. The US Census Bureau has designated this area as well for their purposes. Maps 19-21 provide Hamlet aerial views, land cover, and assessment data.

Recognizing the Hamlet's unique qualities and utilizing community input, the Town of Newfield believes a strategic plan that complements the existing character is an important part of the Comprehensive Plan. We have identified the current infrastructure and assets in order to preserve and enhance the ability of the Hamlet to meet our community's needs more completely and efficiently in the years ahead. This Chapter summarizes recommendations for the Hamlet from throughout the Comprehensive Plan, and has been designed to be able to be used both in conjunction with and independently of it.

Vision

The Town of Newfield understands the Hamlet is the center of the community and supports revitalization studies and efforts. The Hamlet is critical to the well being of our community and will be a focal point for improvements in services and accessibility. The Hamlet's unique characteristics will be enhanced for the enjoyment of all residents and visitors.

Key Points

- The K-12 School, Fire Station, Highway Department, Town Hall, Post Office, Library, Farmers Market, and various businesses are all located within the defined Hamlet.
- Public Water and Sewer Services are established within the Hamlet, and public water is also available in some/ many areas surrounding the Hamlet.
- The current Public Sewer system is close to capacity and needs improvements.
- The Covered Bridge and other historically significant buildings are contained within the Hamlet.
- Newfield has the only "Main Street" in the County that is not a State Route.
- The entire Hamlet has street lights.
- There are multiple TCAT bus stops in the Hamlet along Main Street.
- The Hamlet and Town lack Doctor/ Dentist Offices, Grocery Store, and other services.

Public Opinion

74% of 2011 mail survey respondents placed the Hamlet at the core of our community. Additionally, 72% believe the historic buildings and other structures are important to the Town's character.

A large majority of 2010 survey respondents believe we should encourage business centered on tourism. Most respondents believe development should be concentrated along Route 13 while only 44% wanted commercial development within the hamlet.

Inventory and Analysis

According to Newfield Hamlet Census Defined Place (CDP) 2010 results, the population of the area was approximately 759 people. From 2000 to 2010, the Newfield Hamlet CDP population growth percentage was 17.3%.

2000 Population - 647

2010 Population - 759

Growth Rate - 17.3%

There are 363 housing units in Newfield Hamlet CDP, 95.6% of which were occupied housing units.

Table 16.1: Hamlet Housing Units, 2010

Occupied housing units	347	95.6%
Vacant housing units	16	4.4%

Businesses Inventory

The Hamlet is focused around the 2.1 mile long Main Street with many businesses, apartment buildings and churches within this area. They include:

- Snooty Fox Antiques
- Covered Bridge Market
- Tioga State Bank
- Zippies Car Wash
- Freddy’s Diner
- Peoples Baptist Church
- Newfield Methodist Church

- Electric Wilburland Studio
- Carriage House B & B
- Masonic Temple
- Garden Apartments – Senior Housing

When added to the various home-based businesses and the town’s public services located on Main Street, the Hamlet is clearly identified as the public core of our community.

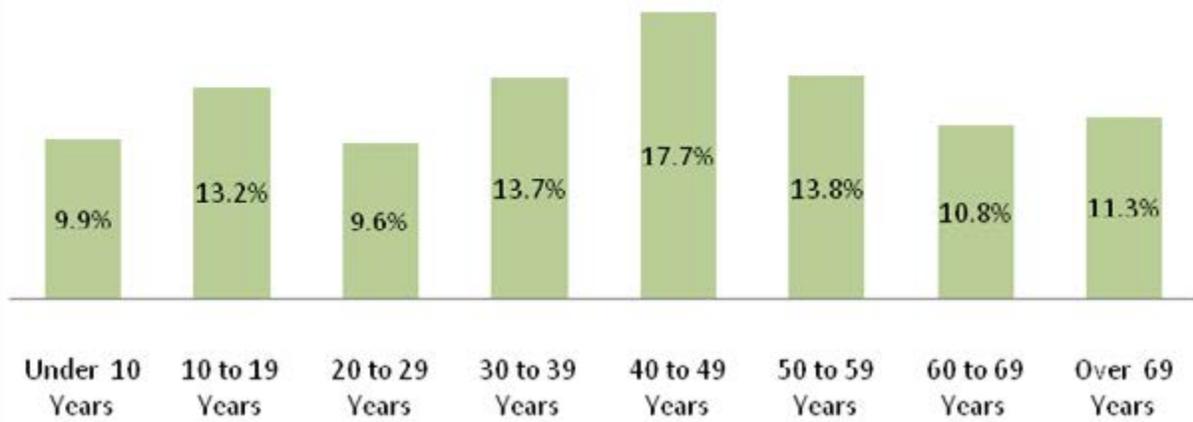
Hamlet of Newfield Existing Conditions

The Hamlet is the center of activity for the town, with approximately 15% of the population living within two miles of the Hamlet center located at the intersection of Main Street and Shaffer Road. There are numerous services identified in the Comprehensive Plan Survey that are inadequate or unavailable to the entire community of Newfield as follows:

- Grocery Store
- Barber Shop
- Medical/Dental Facility
- Community Center
- Transportation Center (parking area)
- Public Recreation Park
- Dog Park
- Community Gardens

Other issues identified by surveys and public meetings include varying water quality, transportation, parking, sidewalks, bike lanes, walking trails, and community activity options. A targeted community group focused on the Hamlet should be established to review, discuss

Figure 15.1: Hamlet Resident Age, 2010



and define priorities of the community. A task force was developed in 1999, and they identified many areas that would improve the Hamlet, and a Commercial Center Revitalization Strategic Plan was developed. Although the group enjoyed initial successes, energy waned without continued support. (*see Appendix 2: Prior Planning Efforts*). Our community will continue to diminish if this lack of support by the Town continues.

In our community survey, there were many areas the majority of residents rated as adequate, and some residents rated them as excessive. These include our local school, highway, library and other services provided by the Town of Newfield. A focus group should be established to review all government services provided and establish specifics on how efficiencies or improvements can be implemented.

The success of our community is and will be based on the common visions identified and the energy of its residents. The Town government must support, openly, the efforts of these focus groups and support acquisition and allocation of funds for these projects. If support is vague and insignificant, very little will improve in the Hamlet and the energy of volunteers will fade.



Newfield Hamlet Main Street.



Mill Park in the Newfield Hamlet.



Newfield is one of few rural communities with a school near the center of the hamlet.

Goal 16.1: Establish a committee to formulate a “vision” for the Hamlet

Objectives

- 16.1a. Survey residents, businesses and local officials on what the Hamlet should become in the years ahead.
- 16.1b. Work with Cornell University or other entities to draft a vision plan.

Related Action

24

24

Action Text

24 Create a vitalization committee and develop a vitalization plan for the Newfield Hamlet

Goal 16.2: Identify and implement areas that will improve the appearance of the Hamlet

Objectives

- 16.2a. Review all signage in and around the Hamlet and implement improvements.

Related Action

23

Action Text

23 Create a plan to support, market, and expand tourism and outdoor recreational activities

Goal 16.3: Bring in the most important services, working closely with all public service entities to minimize cost and maximize funding

Objectives

- 16.3a. Identify current medical service providers that provide services in the Hamlet and establish a conduit to offer these services to other residents.
- 16.3b. Determine if any grants exist for services identified as important to the Hamlet and apply.
- 16.3c. Prioritize services to attract to the Hamlet.

Related Action

18

15

24

Action Text

15 Identify volunteer grant writers and develop a system to be made aware of sources of funding and grants that will assist in Comprehensive Plan implementation

18 Create a partnership for education and health initiatives in Newfield

24 Create a vitalization committee and develop a vitalization plan for the Newfield Hamlet

Appendix

Appendix 1: Action Implementation Guide

How to Read the Action Implementation Guide

The following pages are suggestions on how to meet the 122 objectives of the Comprehensive Plan. They are organized into rough categories of types of actions:

- Policies, Laws, Budget, and Planning
- Improvement of Municipal Services
- Community Networking
- Conservation and Outdoor Recreation
- Economic Development
- Housing Strategies

Each action item contains:

Interested Parties

This is a list of parties that may have an interest in taking part in the action. It is not meant to be an exhaustive list, as additional parties may also wish to collaborate on certain actions. In addition, although the Comprehensive Plan recommends an individual or party take a leadership role in each action, it does not specify who or what party would have that role. Rather, it encourages those with expertise to step forward. In most cases, the Planning Board intends to play a coordinating role (*see Action 5.*)

One party is unlisted, but the most important party for all action items: concerned citizens. The Plan encourages feedback and volunteer efforts from citizens who are inspired by any of the goals and objectives.

Objectives to Meet

This is a list of related objectives throughout the plan the action is meant to accomplish. In this way, a committee can avoid duplication of effort—ideally, no two committees or organizations should be working on the same objective unless they're cooperating or coordinating. However, this is not meant to limit committees, organizations, or individuals from taking on any objective. Interested parties are encouraged to communicate with the Planning Board or other coordinating parties to reduce duplication of effort.

Description

This is a narrative description of the action item, including suggestions on how to accomplish the objectives. These should be taken as suggestions, and committees and volunteers are encouraged to research and use their expertise to find the best way to work toward the goals of the Comprehensive Plan.



Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact

Interested Parties

- Planning Board
- Town Board
- Natural Areas Working Group
- Tompkins Consolidated Area Transit
- Town Departments

Objectives to Meet

1.3e. Identify geographic areas of social, cultural, historic, or archaeological value and consider strategies to preserve the integrity of those areas.

3.1a. Develop ways to guide development away from areas characterized by significant environmental constraints such as steep slopes and/or sensitive environmental resources.

4.1b. Utilize the aquifer studies to determine if current regulations protect the abundance and quality of water, especially in sensitive areas. Determine if certain types of high-impact development should be steered away from sensitive areas. Consider an Aquifer Protection Law.

7.1b. Support development within walking distance of existing TCAT stops such as the Hamlet or along existing TCAT routes and involve TCAT in initial discussions with developers about site plans for new developments.

7.2c. Maintain accident and traffic count data, and use such information along with attention to long-term costs when considering siting access for new industry or residential developments.

9.2c. Streamline permitting for new residential energy sources such as solar, wind, geothermal, and biomass with minimization of effects on neighbors considered, and investigate the protection of solar or wind "rights" of existing installations.

11.1g. Explore ways to minimize conflicts between housing and industry whenever possible, considering impacts including but not limited to traffic, noise, dust, odor, water quality/

availability, and property value deflation.

11.2c. Research the possibility, ways to encourage, and advantages of creating cluster subdivisions.

12.3a. Investigate legislation to guide land use and commercial development which acknowledges ownership rights, yet values the rights of others. This may include ways to encourage small-scale over larger-scale development in certain areas.

12.3b. Investigate and implement options for controlling lighting fixtures and noise levels.

Description

Public outreach revealed that Newfielders largely support some strategies to guide commercial or large-scale development, while keeping the rights of residents in mind. With this in mind, a priority of the plan is to secure a grant or other funding to develop strategies to guide land use. The Town, working in concert with Tompkins County, a professional planner, Town Counsel, and the community at large, should consider policy strategies to meet the objectives outlined on this page.

These strategies should:

- Be clear, predictable, and streamlined but still remain flexible
- Help developers understand and meet the goals of the Comprehensive Plan and Newfield's unique identity and character
- Help developers understand existing Town, County, and State codes
- Help developers be aware of new federal, state, and county incentive programs
- Help neighbors and developers work through conflicts and concerns
- Not unreasonably obstruct responsible development.

The plan suggests a site plan and subdivision review process or a point-based development guidance system that outlines a clear set of guidelines for development above a certain threshold, either in square feet, number of units, or development cost. This tool should not be used to necessarily slow or stop development, but ensure it takes the best shape possible for both developer and neighbors. The process should include commercial and industrial development along with large-scale residential development.

In addition to Site Plan Review, the Town should consider other diverse strategies that are appropriate for Newfield. These tools may incorporate ways to:

- Encourage green building processes
- Encourage low impact development
- Encourage conservation/cluster development to preserve natural resources
- Encourage mitigation strategies for higher-impact uses
- Consider health and safety impacts,
- Encourage housing to locate outside of areas identified by the community as ideal for other uses, such as by identifying a location for and developing an industrial or business park
- Encourage high-impact uses to locate in areas that minimize their negative impacts
- Support development within existing mass transit routes
- Consider existing road capacity and traffic patterns when considering where new sites are to be developed
- Mitigate impacts to areas with agricultural, social, cultural, historic, archeological, recreational, or educational value
- Meet other considerations as the committee sees fit

These diverse strategies may include adoption of Critical Environmental Areas (CEAs). New York State allows municipalities to designate geographic areas as CEAs if they have exceptional or unique character related to:

- a benefit or threat to human health
- a natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality)
- agricultural, social, cultural, historic, archaeological, recreational, or educational values
- an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change

Other regulations such as Site Plan Review may refer to CEAs and actions that require SEQRA review must note impacts to CEAs as part of determining their significance and requirement of an EIS.

The Town may also consider a stream buffer or steep slope ordinance. To protect sensitive water resources such as Cayuga Inlet and other major streams, and to mitigate flooding hazards, Tompkins County recommends a 100-foot buffer free from use of chemicals, automobiles, and invasive species, among other activities, from the banks of perennial streams, with the first 50 feet maintained as natural vegetation. It further recommends a 50 foot buffer from intermittent streams. Similar ordinances may be developed for steep slopes. The Town should consider whether this type of regulation is appropriate and would meet the goals of the Comprehensive Plan.

The Town may consider an Aquifer Protection Law to use the results of the USGS aquifer studies to protect Town water supplies. Aquifer Laws have been passed by several nearby towns.

Finally, the Town may consider other incentive, disincentive, or regulatory strategies to meet the objectives outlined in this action.

2

Investigate and implement strategies to measure the impact upon and protect the Town's resources and infrastructure

Interested Parties

- Planning Board
- Town Board
- Natural Areas Working Group

Objectives to Meet

7.2a. Facilitate determination of responsibility for road damage by requiring generators of high impact traffic to provide pre-use documentation of baseline conditions of roads via photographs and videos.

7.2b. Research and implement strategies including a Road Use Law to require bonding and/or escrow account to cover repairs.

12.3c. Enable quantification of impacts of heavy industrial activity on town air and water quality, and determine ways to limit release of hazardous substances including local laws to protect air quality.

Description

The Town should consider other strategies to mitigate impacts upon the town's physical assets such as roads and natural and cultural resources. These strategies may not be based on physical form and location, such as the strategies discussed in Action 1, but rather include road use bonding for developments that may increase heavy truck traffic, paying for baseline water testing for developments that may impact water quality, or other bonding as allowed by New York State law and determined appropriate for Newfield. These strategies may include:

- Utilizing the Delta Report, enacting a Road Use Law that would require generators of high impact truck traffic to do one or more of the following:
 - Pay for permits
 - Provide pre-use documentation of baseline conditions of roads via photographs and videos
 - Use bonding and/or escrow account to cover repairs
 - Repair damage attributed to them or proactively upgrade roads unable to safely accommodate their traffic.
- Exclude high impact or high frequency truck traffic from the most vulnerable roads through haul route management or other means.
- Develop a schedule and process for regular inspections of roads receiving high impact, high frequency truck traffic.
- Provide an easy mechanism for citizens to report road damage.
- Develop an ordinance requiring any entities using hazardous chemicals to pay for baseline testing of municipal wells at least one year prior to onset of activity and for periodic testing thereafter. Testing shall be done by an independent company mutually agreed upon.
- Require the proposed industry to fund independent baseline testing of municipal water for signature chemicals of any industries of concern and retest at recommended intervals for industries of concern.
- Require companies likely to produce contaminants to have a suitable bond to cover cleanup and damages.

The Town may consider intermunicipal agreements with neighboring towns within and outside the County, as impacts do spill over municipal borders.

3

Align capital and operating budgets with Comprehensive Plan

Interested Parties

- Budget committee
- Planning Board
- Newfield Central School District
- Town Departments

Objectives to Meet

5.2b. Ensure that the capital improvement plan advances the goals of the Newfield Comprehensive Plan.

5.2c. Create and maintain an up-to-date asset inventory of the Town, Water District, and Fire District assets. Consider coordinating with School District.

This action would also support many other objectives.

Description

A capital improvement plan was being created by the budget committee during the Comprehensive Planning process. This is an important tool to guide purchases for the community with both short and long-term benefits. The plan recommends ensuring the capital improvement plan strategically advances the goals of the Comprehensive Plan by:

- Keeping an up-to-date inventory of Town assets such as buildings, vehicles, and equipment, their condition, and their useful life. Ideally, this could include Newfield Central School District assets as well.
- Coordinating capital and operating budgets with Newfield Central School District if possible. The Town and School district have differing budgetary needs, but both budgets combined affect Newfield residents.
- Work with new committees or groups that are considering the need for:
 - Public safety support (Action 11)
 - Timing of necessary water and sewer purchases (Action 8)
 - Timing of highway department projects (Action 9)
- Coordinate with volunteer group to work on grants and alternative funding structures as described in Action 15.

4

Expand investigation and utilization of shared services between Town of Newfield, School District, County and other towns

Interested Parties

- Town Departments
- Newfield Central School District
- Tompkins County
- Tompkins County Council of Government
- Neighboring Towns and School Districts

Objectives to Meet

5.2a. Investigate new or additional ways to share services with neighboring Towns and Newfield Central School District.

Description

Although Newfield cooperates with Tompkins County, neighboring towns, and the school district in many ways, there may be ways to save additional money through cooperation. This may include sharing of staff, joint purchasing, coordinating snow plowing, or other steps. Specifically, the Town may consider:

- Assessing equipment and supply needs among adjacent town and county highway departments such that expensive and infrequently used equipment could be shared among departments and supplies bought in bulk.
- Create a committee made up of representatives from various municipalities to assess timing of various equipment sharing opportunities and mass-quantity purchasing of supplies. This may be accomplished through TCCOG, but neighboring towns in other counties such as Van Etten should be considered as well.
- Investigate shared municipal insurance or benefit pools
- Investigate shared purchasing of fuel or energy for municipal facilities
- Investigate coordinated snow plowing of county, town, and state roads.
- Involve employees of different departments at different levels “at the discussion table” in initiatives.
- Recognize and continue to allow the services already shared informally to continue.

5

Oversee research on planning issues and updating and implementation of the Comprehensive Plan

Interested Parties

- Planning Board
- Regional Agencies

Objectives to Meet

5.2d. Look for ways to offset lost tax revenue from public and institutional lands.

12.1a. Work with NYS DOT to enhance access for businesses along Route 13 and identify rational areas for business expansion, considering protection of natural resources and driver safety.

This action would also support many other objectives.

Description

The Planning Board has made a commitment to review the Comprehensive Plan annually to evaluate its implementation, and to make an update with new statistics, information, and objectives every five years. In this way, the Comprehensive Plan will be a living document, staying relevant to Newfield.

This work will also include coordinating volunteers, assisting the Town Board in creating committees, being a liaison to Tompkins County regarding planning issues, and serving on committees based on member specialty. The Planning Board may take the lead on a number of Action Items, including research and outreach involving proposed land use guidance policy.

In addition to this work, there are a number of other issues the Planning Board may consider researching or identifying a party to research:

- Identify and work with social agencies to determine growth patterns, preferences, and needs of special-needs groups such as senior citizens, households with young children, or those living in poverty. This data should be made available to all social service groups and organizations working in Newfield.
- Determine the amount of tax revenue which is lost from public and nonprofit lands and meet with stakeholders such as Cornell and Ithaca College to discuss this issue, sources of financial support to meet mutual goals, and possible in-kind donations to offset lost revenue.

6

Coordinate education and shared meetings for Town staff, boards and committees, and volunteers

Interested Parties

- Planning Board
- Town Board
- Town Departments
- Newfield Central School District
- Newfield Library
- Historical Society
- Regional Agencies
- Others

Objectives to Meet

6.1a. Provide an informal format for multi-way interaction between the Town Board, Planning Board, School Board, school superintendent, principals, or other interested parties.

This action would also support many other objectives.

Description

There are very few opportunities for agencies in the Town to discuss common interests and give one another updates. This was a common theme during outreach: one of the most often-suggested action items was simply arranging annual or semiannual meetings between various parties to give one another updates. As committees, boards, and staff of local and regional agencies have limited time, these meetings should be carefully coordinated to be productive and involve all interested parties during meetings.

In addition, new regulations and laws have an impact on the Town Board, Planning Board, or other parties. Part of this coordination should involve identifying opportunities to educate Town staff, Town Board, Planning Board, and other interested parties on:

- Water protection issues
- Mine reclamation plans
- IDDE
- School programs
- ITCTC work
- ECC NYS 2012
- Historic Society, Library operations
- State and county regulations on oil and gas pipelines

This may take the form of reviews of literature, joint meetings, or informational sessions. Inquiry reports or other methods should be employed to ensure all boards and departments have up-to-date information.

7

Evaluate and strengthen Town services, including code enforcement and emergency compliance

Interested Parties

- Code Enforcement Officer
- Town Staff
- Town Board

Objectives to Meet

9.1e. Ensure that code enforcement officers are properly trained concerning NY State energy code (ECCCNYS 2010).

10.1e. Work with all stakeholders to determine how to comply with the New York State and Emergency Preparedness Acts.

11.1f. Ensure consistent code enforcement and knowledge of junk codes and littering laws to reduce aesthetic and health impacts.

Description

The code enforcement officer is currently at capacity. The Town should create a strategic plan to ensure consistency in the code enforcement officer's duties, which may include changing responsibilities, changing workflow, adding staff, or other strategies.

- This should include stricter enforcement of burn barrel ordinance.
- This should include ensuring information about ECCC NYS 2010 NYS Energy Code during permit issuance.
- Schedule reporting meetings with officers, and encourage findings or inquiry reports at monthly Town Council meetings.

Emergency preparedness should also be a top concern of the Town. It may consider the following steps to strengthen its emergency preparedness:

- Comply with the New York State Emergency Preparedness Act by:
 - Identifying an Emergency Preparedness Officer
 - Creating an Emergency Preparedness Plan review schedule
 - Educating Town Staff, relevant boards and committees, and the public
- Maintain an up-to-date contact list for industrial spills and contamination.

8

Create a Public Works Committee to develop a long term plan for Town water and sewer services

Interested Parties

- Public Works Committee
- Planning Board
- Budget Committee
- Water District Staff
- Town Board

Objectives to Meet

5.1a. Operate and maintain sufficient wells, tanks and related water distribution systems that supply Districts #1 and #2, including seeking funding for and building a new tank, new lines, and a backup tank.

5.1b. Outline areas that may benefit from expansion or areas the district should not be expanded into to encourage cost-effective, low-impact development.

5.1d. Research and pursue opportunities for expansion of the public septic system, which may include expansion or connection to the Town of Ithaca.

Description

Careful long-term planning of public infrastructure development is critical for the continued health of the Town. Infrastructure has long-term costs and benefits, impacts future development patterns, and should be planned with public and expert input.

The Town should consider forming a Public Works Committee that may include concerned citizens, members of the Town Board and Planning Board, and Town highway department and water district staff. This committee may develop funding, infrastructure development, and other recommendations to the Town Board.

This committee may focus on creating a plan for the sewer and water systems. The sewer system is a constraint on walkable development within the hamlet. The water system's capacity and water quality is limited by aging infrastructure that will face significant maintenance costs. The plan should include:

- The longevity and condition of existing sewer system.
- Opportunities for future expansion or upgrade of the Public Sewer System to achieve the goals of the Newfield Comprehensive Plan. This may include development Northwest of Rt. 13 and/or connection to Ithaca's System or may include expanding the leach field capacity by about 10,000 gallons using existing Town owned adjacent fields. This would increase access to about 50 homes.

The committee should take into account long-term maintenance cost, ecological sustainability, ability to support the desired development pattern of the hamlet, and the ability to absorb a reasonable amount of growth within the physical constraints of the hamlet.

The committee should also consider methods of funding the following:

- By 2014, purchase and install a new 200,000 gallon water tank and related water distribution systems on a site to be determined.
- Prepare for uninterrupted employment of a Water and Sewer Supervisor with a minimum of a Class B Water License, by hiring an apprentice to the Supervisor one year prior to the estimated departure of current WS Supervisor.
- Replace all of District #1 water mains with consistent 8 or 10" diameter by seeking local bonds or regional grants.
- Eventually replace the tank at Trumbulls Corners Rd. as a repair backup for the new 200,000 tank.

The report should ultimately include a preferred option, funding possibilities for sewer and water systems, and recommended boundaries of service to encourage the desired development patterns.

9

Align transportation improvements to Comprehensive Plan goals

Interested Parties

- Public Works Committee
- Highway Department
- Budget Committee
- Town Board
- Planning Board
- Newfield Central School District
- Tompkins County Highway Department
- Public Safety Committee
- NYS DOT

Objectives to Meet

7.3a. Create a road improvement plan that incorporates a system for meaningful citizen input and regional agency comment in decisions regarding proposed road improvement projects. Promote this system to residents.

Description

An ongoing action will be to coordinate the work of the Highway Department and other parties, aligning future improvements to Comprehensive Plan goals. This work may be done by the Public Works Committee (*see action 8*). The committee should develop skill in soliciting and balancing expert and local knowledge, public opinion, and County and State recommendations. In addition, Just as it should consider both short and long-term costs and benefits for water and sewer projects, it should consider similar costs and benefits for road projects.

The road improvement plan should include working with the County and the State on dangerous intersections and ensuring a high level of transparency and communication with the public.

Some specific steps noted may include:

- Review traffic count data and trends when considering road improvements.
- Consider citizen input when planning projects to eliminate expense of undesired projects. However, education and two-way discussion may be necessary to inform residents of full benefits and costs of projects and address specific concerns.
- Consider creation of a Town Road committee to facilitate citizen input.
- Support safe places to walk, lighting, speed limits, and traffic control signals.

It is especially important to work with NYS DOT representatives to be clear about concerns and opportunities regarding Route 13. In addition, stakeholders such as TCAT should also be contacted when considering improvements in areas the bus operates or may operate in the future.

10

Identify a group to work with highway department and regional agencies to support alternative transportation such as transit, walking, bicycling, and carpooling/carsharing

Interested Parties

- Alternative Transportation Committee
- Public Safety Committee
- Town Highway Department
- TCAT
- Planning Board
- Natural Areas Working Group
- Special Interest Groups such as Finger Lakes Cycling Club
- Way2Go

Objectives to Meet

6.3c. Provide senior-friendly infrastructure improvements in appropriate areas.

7.1a. Proactively work with TCAT to assist them in public outreach to determine ideal locations for bus stops and determine desired amenities at bus stops.

7.1c. Research, seek funding, and implement an alternative transportation program that may include carpool, rideshare, carshare, or other similar programs.

7.1d. Create a plan to accommodate bicycles on both public roads and off-road trails.

7.3b. Support improvement of safe places to walk between key locations, better lighting in the hamlet, changes in speed limits, traffic control devices and changes to dangerous intersections.

Description

Although the Town has a low use of carpooling, bicycling for transportation, and transit, the public strongly supported these options. Several outreach participants stated they may use alternative transportation if it were more available. In addition, the Town should consider promoting alternative transportation for its positive environmental and health benefits.

The Comprehensive Plan suggests forming a permanent "Alternative Transportation" committee to promote alternative transportation within the town formed of representatives of the Highway

Department, interested clubs, the school district, and concerned citizens. This committee may work toward the action objectives in cooperation with regional agencies such as TCAT, Way2Go, and Ithaca Carshare. Specific actions the committee may consider include:

- Promote use of Tompkins Consolidated Area Transit (TCAT) bus routes and prominently post TCAT routes and services at the bus stops at School and Town Hall.
- List county and regional mass transit services and access information on town website.
- Proactively work with TCAT to assist them in public outreach to determine ideal locations for bus stops and determine desired amenities at bus stops. (Benches, shelters, or bicycle racks.)
- Seek outside funds for promotional purposes to educate the public on cost of car ownership and potential savings on carpool and rideshare programs such as Zimride, considering working with Way2Go.
- Determine the feasibility of maintaining an Ithaca Carshare or other carshare car in the hamlet, including what steps the Town may take to increase feasibility.
- Work with TCAT in siting and promoting bus stops. Although busses work on-demand when outside the City of Ithaca, people still congregate and often disembark at bus stops.
- Work with the public and TCAT in improving service frequency or duration, determining what steps the Town may take to make improved service more economically feasible.
- Consider applying for Safe Routes 2 Schools grant to promote active transportation to the Newfield Central Schools.
- Identify key locations for infrastructure improvement, including nature paths and sidewalks connecting key locations and activity nodes within the Hamlet.



Create Public Safety Committee to address Comprehensive Plan goals and support law enforcement, Newfield Fire Company, and Emergency issues

Interested Parties

- Existing Law Enforcement Officers
- Town Board
- Newfield Fire Company
- Highway Department

Objectives to Meet

7.3c. Address safety issues concerning the school bus system based in part on experience of bus drivers.

8.1c. Identify emergency communications and how they can be improved.

10.1a. Support the Newfield Fire Company in its efforts to remain fiscally sound, housed, and well equipped while keeping low taxes in mind.

10.1b. Support the Newfield Fire Company in recruiting and maintaining volunteers.

10.1c. Support local law enforcement agencies in their efforts to provide adequate staffing in Newfield, investigating opportunity and funding for a full or part-time staff member.

10.1d. Promote neighborhood watch and public safety programs.

Description

There are a number of public safety concerns in Newfield, including some that are not yet apparent, but may grow if the Town continues its current rate of development. The Comprehensive Plan recommends forming a Public Safety committee of Fire Company volunteers and other citizens to research the issues and recommend solutions that are financially feasible. This committee may also implement those solutions when applicable. Some suggestions include:

- Working with the Town Board to obtain a part or full-time law enforcement officer to supplement existing County and State protection. This officer would ideally have ties to the community and foster good police-community relations.
- Promote a neighborhood watch and public safety programs.
- Work with enforcement officers to increase enforcement of laws
- Research bus driver safety concerns and recommend solutions.
- Work with local law enforcement to increase awareness and enforcement of rules regarding stopped school buses.
- Make Newfield Fire Company records available to the public.
- Promote education and recruitment of volunteers via a school presentation at middle school and high school, perhaps coordinating with the communication plan in Action 14
- Continue to promote school and community education programs.
- Work with communications team to review 211 report and fill gaps in emergency communications

12

Work with the Tompkins County Broadband Committee to extend broadband access to more residents and businesses

Interested Parties

- Business Networking Group
- Planning Board

Objectives to Meet

8.1a. Investigate the feasibility of affordable high speed service for Newfield and communicate progress to residents.

8.1b. Map cell phone and high speed internet coverage for use in assessing and recommending development patterns and expanding communication infrastructure.

Description

Much of Newfield must rely on wireless internet that is slow or non-existent in some areas. Other areas have no access at all, and must use cellular connections or visit the library for internet access. Many residents do not know how to use or cannot afford internet access, despite being an increasingly important tool in the contemporary economy. Tompkins County Broadband Committee is working to extend true broadband access to 100% of Tompkins County, but local efforts may help them. These efforts may include:

- Identify Newfield businesses and entrepreneurs lacking broadband access, and create an assessment or statement of commercial impact that highlights challenges and disadvantages.
- Identify education and learning programs that could be initiated by expanded broadband internet access throughout Newfield. Determine the consequences of not having as many students as possible connected via high speed internet at home.
- Identify civic and community communications/services that could be enhanced and expanded with greater high speed access. Include advantages in health care such as evaluation, diagnosis and post-operative monitoring via the

internet.

- Map cell phone and high speed internet coverage for use in assessing and recommending development patterns and expanding communication infrastructure. Report these recommendations to Planning Board.
- Communicate the information and feedback generated to the Broadband Committee and Tompkins County Legislature.

In addition, there is a need to carefully balance preservation of the aesthetic qualities of Newfield against the need to expand cell phone and high speed internet access throughout the community. Newfield currently has a communication tower ordinance that encourages mobile providers to collocate antennas on existing structures. A group working on internet issues may be able to contribute expertise to the Town Board on such issues.

13

Identify key players and create a partnership between civic groups, businesses, the school district and other groups to promote arts, culture and civic pride in Newfield

Interested Parties

- Newfield Civic and Faith-Based Organizations
- Newfield Central School District
- Newfield Historical Society
- Business Networking Group
- Old Home Days Committee

Objectives to Meet

1.1a. Survey community organizations and clubs to determine any unmet needs, such as necessary community space, marketing, or other resources.

1.1b. Identify desired community and cultural resources not currently available to residents through outreach at community events and at schools and identify potential providers.

1.2a. Support local festivals and fairs and outreach to existing and new audiences.

1.2b. Judge interest and promote activities such as a community chorus, orchestra, or “Music in the Park” series, and pursue related grants.

1.2c. Identify low or no-cost locations for rotating exhibitions similar to the archives at the library. Determine options for long-term storage and display of historical artifacts.

Description

Many arts and cultural objectives require cooperation and coordination among businesses and interested citizens. Often a local Chamber of Commerce or Civic Organization such as Rotary helps meet goals such as these. There are many civic organizations in Newfield, but none identified as a leader in artistic and cultural events. Therefore, the Comprehensive Plan recommends identifying key players and creating a partnership between them to promote artistic and cultural events and civic pride in Newfield.

This partnership can encourage local businesses with music venues to advertise on a community calendar, connect local performers with

performance opportunities, and judge interest and promote activities such as a community chorus or orchestra. The group may also pursue arts grants and collaborate with the school. Ideally, an existing organization with expertise and contacts could spearhead the effort.

Additional suggestions for projects include:

- Create and promote an annual “Music in the Park” concert series to take place in Mills Park. Ideally, this celebration should include collaboration with local businesses or regional organizations. A variety of musicians and audiences should be identified, both those living in and outside the hamlet.
- Inventory available space in the hamlet along with costs and availabilities and methods of advertising. Many organizations and small businesses don’t know what space is available or most appropriate for their activities. The Town should encourage clubs, businesses, organizations, and churches to utilize downtown hamlet space for their activities to create lively activity during all days of the week. An up-to-date electronic guide of spaces and methods to advertise events may help.
- Work with the Newfield Historic Society, Library, school, and other agencies to continue and expand their excellent work of educating Newfielders and out-of-town guests about the historic heritage and landmarks around Newfield. Identify low or no-cost locations for rotating exhibitions similar to the archives at the library. Determine options for long-term storage and display of historical artifacts.

- Continuously update and collaborate with the Tompkins County Tourism Advisory Board, Tompkins County Chamber of Commerce and other organizations to market Newfield events and organizations and promote historic and cultural tourism.
- Encourage collaboration between the Historic Society and the school, churches, or other groups and committees to expand programming to new sections of the population.
- Survey community organizations and clubs to determine any unmet needs, such as necessary community space, marketing, or other resources.
- Identify desired community and cultural resources not currently available to residents through outreach at community events and at schools. Work with local clubs, organizations, committees, and the Newfield Central School to provide these resources on a voluntary basis.

In addition, such a group could assist the Old Home Days Committee in its important work organizing the annual festival:

- Work with neighboring communities, Tompkins County Tourism Advisory Board, and Tompkins County chamber of commerce to cross-advertise events, possibly visiting or tabling at each other's festivals to encourage cooperation, cross-tourism, and sharing of knowledge.
- The Old Home Days Committee is currently a citizen group with limited ability to pursue tax-exempt purchases. Determine options, feasibility, costs, and benefits of alternate organizational structures, including making the Newfield Old Home Days committee a governmental agency to grant it tax-exempt status.

This group may also consider monthly or annual awards for stewardship, civic engagement, and youth engagement. The purpose would be not only to recognize outstanding citizens, but also to make Newfield residents more aware of initiatives and methods in which they may take part.

14

Develop a communication vehicle to act as a clearing house for overlapping interests, volunteer opportunities etc. within the Town as a whole

Interested Parties

- Town Staff
- Business Networking Group
- Newfield Civic and Faith-based Organizations

Objectives to Meet

1.1c. Provide a method to increase coordination among civic organizations, churches, businesses, and the town for service provision and volunteer drives.

6.1d. Support Newfield Central School District's wide variety of opportunities for caretaker-student-teacher engagement through encouraging volunteer engagement and seeking long-term funding for 2-way communication channels and special events.

6.3b. Provide information for seniors online.

8.1d. Create a centralized communication vehicle for advertising upcoming events and both ongoing and upcoming volunteer opportunities.

Description

Many Newfield organizations have individual newsletters or repositories for information, events, and volunteer needs. This results in many Newfielders missing opportunities. A communication plan could include a centralized website, community calendar, facebook feed, and/or twitter feed and should include input from organizations who may utilize these resources. This should include a centralized location to provide Newfield volunteer opportunities and organize civic/volunteer drives. Finally, the communication plan should involve and reach out to youth, providing youth and parents information about youth opportunities in and outside of the school. It must be two-way, soliciting feedback that organizations, Town departments, and the school district may use. However, it should not be invasive.

The Comprehensive Plan imagines two components to setting up such a communication vehicle. On one side, technical knowledge is needed to create an easy-to-update and easy-to-use website, perhaps a component on the Town's website or perhaps its own site. On the other side, public outreach is needed to encourage organizations, businesses, and individuals to utilize the site.

Other components may be included, such as:

- An up-to-date directory or map of Newfield businesses and/or advertising.
- A Friends of Newfield window where organizations needing volunteer help could list their needs, time required, contact person, etc.
- Up-to-date status on Comprehensive Plan implementation and needed volunteer skills.
- A way for local and regional organizations to receive feedback, either online or through organized forums.
- An easy-to-use, centralized repository of Newfield and Tompkins County information.
- A plan to reach out in other ways, including volunteer fairs, newspaper updates, outreach through the school, or other methods.
- Coordination with the County's 211 program and other regional initiatives.

15

Identify volunteer grant writers and develop a system to be made aware of sources of funding and grants that will assist in Comprehensive Plan implementation

Interested Parties

- Planning Board
- Town Board
- Business Networking Group
- Newfield Central School District
- Any other parties seeking funding

Objectives to Meet

6.2c. Seek funding or other resources to build and maintain facilities such as fields or structures when shortfalls are identified.

16.3b. Determine if any grants exist for services identified as important to the Hamlet and apply.

This action would also support many other objectives.

Description

Although the Comprehensive Plan has been designed to utilize volunteer power, existing resources, and county programs, several items will still benefit from funding. In addition, several organizations have identified funding shortfalls as state and federal aid has been scaled back. The Comprehensive Plan suggests identifying volunteers skilled in grant writing, so that they may assist committees or other organizations in seeking funding.

These volunteers may:

- Assist organizations or committees with similar interests to cooperate on shared applications
- Guide committees to make decisions that position them to take advantage of grants when available
- Assist committees and organizations in finding alternative sources of funding or financing, especially when the action has an expected financial benefit.
- Seek awards or other recognition that helps committees connect with private funding.

These volunteers may use the information about current public and private grants found in this report along with their own expertise. Potential volunteers may come from within the Town, from locations around the county, or from Cornell or Ithaca College.

The Town might consider seeking grants or other funding to hire a grant-writer or community organizer on a part time basis to organize committees and organizations, keep an inventory of organizational needs, and alert organizations when private or public grants become available.

16

Strengthen the partnership between the Recreation Department, Newfield Central School District, and other actors to provide recreational opportunities for youth and adults

Interested Parties

- Recreation Committee
- Town Recreation Department
- Newfield Central School District

Objectives to Meet

6.2a. Determine resident interest and expand recreational programming, which may include sports or non-sports activities.

6.2b. Improve recreational facility access at the school by evaluating space needs at different times and seasons, current use of school facilities, and recommending ways to expand access.

Description

The Recreation Department provides excellent youth opportunities, but a desire for expansion has been noted in the Comprehensive Planning process. However, sharing sports and recreation facilities takes careful coordination, as many parties demand these resources, often at the same time. The Comprehensive Plan recommends forming a Town Recreation Committee composed of representatives from Newfield Central School District, the Town Recreation Department, and the community at large that will solve problems, search for funding, and expand recreational/educational opportunities for both youth and adults. It may:

- Create and complete a community survey reaching all age groups and demographics to determine potential programs and opportunities community members would be interested in participating in. Using information from the community survey, make recommendations to Director of Recreation on specific programs community is seeking.

- Complete an inventory of all facilities and their use and make recommendations based on:
 - A study of current use of facilities, determining which facilities are under demand by which groups at which times.
 - An evaluation of ways to develop funds to create new facilities where needs are identified.
 - Research and make recommendations about legal and liability issues.
 - Report to the Town Recreation Director and the Newfield Central School District.
- Meet with Newfield Central School District Board of Education and Superintendent to identify ways to create a stronger bond between town programs and the school facilities, considering a formal agreement to ensure consistent and equitable access to recreation facilities.
- Develop a plan to utilize town resources, funds, and grant funding to establish town recreation facilities such as additional fields or structures.
- Explore feasibility and funding for adult education after-school, considering Newfield residents' interests, availability, and availability of school facilities. Utilize community members' strengths, and abilities to share their interests and areas of expertise in areas outside sports.
- Continue to utilize the strengths of the community to improve quality and affordability of programming by posting volunteer opportunities publicly to allow community members with applicable knowledge and skills to be involved.

17

Create a multi-generational partnership for shared youth and senior services

Interested Parties

- Newfield Seniors
- Newfield Education/Health Partnership
- Recreation Committee
- Newfield Historical Society
- Newfield Central School District

Objectives to Meet

1.2d. Expand Historic Society programming to new sections of the population.

6.1b. Create and support initiatives that allow youth, adults, and seniors to interact and learn from one another such as dinners, historical events, multigenerational volunteer efforts, and summer maintenance of Emery Memorial Kids Garden.

6.3a. Maintain up-to-date informational brochures at places where senior citizens congregate.

Description:

Newfield is unique in that its school and senior housing are adjacent, and school-aged youth and seniors already volunteer and interact. This interaction should be expanded throughout the Town, as research shows that people involved in multigenerational communities live longer, healthier lives. In addition, passing down generational knowledge is an important facet to Newfield's character.

A multigenerational partnership should be celebrated and take the lead on making Newfield an excellent place for new families, retirees, and long-time residents. In addition, families who must take care of elders and those with young children often have similar needs, such as respite and healthcare. Retirees who are still mobile but no longer drive and young teenagers also have transportation and other needs. The Town may plan for these groups together to create a physical and social infrastructure that serves both groups.

Initiatives that a multigenerational partnership could take on include:

- Creating and supporting initiatives that allow youth, adults, and seniors to interact and learn from one another
- Seeking new ways to involve students and seniors who wish to interact such as dinners, historic events, and multigenerational volunteer efforts. These opportunities should be marketed through all appropriate channels.
- Considering expanding Emery Memorial Garden and soliciting interest
- Delegating an individual to keep up-to-date brochures in accessible locations
- Promoting involvement by youth and seniors in Comprehensive Plan implementation
- Creating a welcoming committee that helps new residents know of the opportunities for all ages in Newfield
- Identifying unmet needs of youth and seniors and advocating for them at County and State levels

18

Create a partnership for education and health initiatives in Newfield

Interested Parties

- Newfield Central School District
- Planning Board
- Tompkins County
- Newfield Civic and Faith-based Organizations

Objectives to Meet

6.1c. Research possibilities of creating a public education fund such as Ithaca Public Education Initiative or other ways to support education as a priority.

6.1e. Seek opportunities such as parenting workshops, parents-as-teachers program, or other voluntary, low-cost programs with proven benefits.

6.1f. Research funding opportunities or other collaboration possibilities to bring services such as dental hygienists, clinicians, or social workers to the school or hamlet office space for the benefit of youth and adults.

6.1g. Support, seek funding, and facilitate partnerships for a mobile homework help or other outreach bus that may provide learning, parent education, or basic health services and referrals.

6.1i. Support accessible, educational, and affordable childcare for all children birth – 12 years of age, working with stakeholders and providers.

16.3a. Identify current medical service providers that provide services in the Hamlet and establish a conduit to offer these services to other residents.

Description

Recognizing the important link between healthy families and education, the Comprehensive Plan recommends forming an educational/health partnership in Newfield that may be a committee or a formal nonprofit with a fund such as the Ithaca Public School Initiative.

This committee may foster communication channels between Town Board, Planning Board, School officials, and other interested parties by providing an informal format for multi-way interaction between the Town Board, Planning Board, School Board, school superintendent, principals, or other interested parties for regular meetings to discuss shared service opportunities, school and town goals, and other initiatives. These shared meetings should address this action's objectives and how the agencies may best collaborate to meet those objectives.

This group might consider the following actions:

- Continue to support events that foster family/teacher interaction such as Family Literacy Night. These events are often contingent on volunteer efforts and special funding, and the Town may encourage interested community members to participate through appropriate communication channels.
- Support recruitment efforts for PTA through volunteer opportunity webpage and shared recruitment drives. Parents of kindergarteners or Pre-K students in particular may bring new energy. All involved agencies should also recognize time constraints upon parents and teachers and plan accordingly.
- Support multiple 2-way communication channels between teachers and parents such as telephone, internet, and traditional notes. Teachers and school administrators make decisions on how best to communicate with parents, and the Town should recognize the importance of and encourage these efforts and assist in any ways possible.
- Seek opportunities such as parenting workshops, parents-as-teachers program, or other voluntary, low-cost programs with proven benefits. Identify ways the school can host these opportunities.
- Work with Tompkins County or other agencies to research funding opportunities or other collaboration possibilities to bring services such as dental hygienists or social workers to the school for the benefit of the entire community.
- Support, seek funding, and facilitate partnerships for a mobile homework help or other outreach bus that may provide learning, parent education, or basic health services and referrals. This should be done with full cooperation from teachers and school administrators.
- Determine if an opportunity exists to expand health services that the school provides to residents, such as nurses and contracted doctors.
- Work with a nonprofit such as Guthrie Clinic to determine the feasibility of bringing a part-time clinic or other health services to the hamlet to reduce the need for travel to larger centers for referrals or medical advice.
- Determine if grants or other funding exists for any of the suggested initiatives and apply.

19

Build a stronger network between the Tompkins County Workforce Investment Board, Newfield Central School District, the Town, and other stakeholders promoting youth and adult education

Interested Parties

- Newfield Central School District
- Business Networking Group
- Tompkins County Workforce Investment Board
- Tompkins County Chamber of Commerce or other economic development agencies
- Cornell University, Ithaca College, and TC₃
- Other K-12 School Districts

Objectives to Meet

6.1h. Foster partnerships between the Tompkins County business community, Workforce Investment Board, and Newfield Central Schools for pre-apprenticeships, skill workshops, or other programs.

12.1d. Publicize services provided by Workforce Investment Board to Newfield residents.

Description

Newfield has a particularly low income rate and a high unemployment rate among Tompkins County towns. A network between workforce investment programs, Newfield businesses, and local Newfield agencies may help provide needed career-oriented education to youth and adults and skilled workers for local businesses. Newfield Central School District is already examining how students may be made career-ready. The Comprehensive Plan recommends extending this energy throughout the community.

In addition, Newfield has extensive natural and agricultural resources that provide an excellent learning opportunity for students and adults, for both hobbies and careers. These might be utilized by:

- Increase 4H or other agriculture and forestry literacy programs through grants and programs that will engage kids interest and advertise these successes to the greater community
- Find grants or other programs that may expand natural or forest management education to utilize local woods, considering partnerships with nearby districts
- Facilitate partnerships between the Tompkins County business community and Newfield Central Schools for pre-apprenticeships, skill workshops, or other programs
- Publicly discuss and publicize what courses are available at high school level, whether there are unmet needs, and whether increased cooperation with other districts, TC₃, or nonprofits is necessary or desirable
- Build and sustain a network between Newfield Central School District, the library, and other educational institutions, and the Workforce Investment Board
- Contact Workforce Investment Board to determine which services are used by Newfielders and which need marketing

20

Create a Natural Areas Working Group to protect Newfield's natural resources through researching, educating, marketing, fundraising, and volunteer coordination

Interested Parties

- Town Board
- Planning Board
- Natural Areas Working Group

Objectives to Meet

3.1b. Employ a range of natural area preservation and protection strategies appropriate for Newfield, researching conservation easements, land trusts, and tax incentives/disincentives.

3.1c. Identify, map, and protect the integrity of areas identified by the State, County or Town of Newfield as having unusual value or being of special concern, including critical viewsheds, slopes, or other areas.

3.2a. Create and maintain a central data bank to hold key information and make it easily accessible to Newfield residents.

3.2b. Hold periodic educational events on forestry, agroforestry, conservation and ecology topics, highlighting examples of good stewardship.

3.2c. Coordinate with the school district and other organizations such as scouts to ensure that school-aged children are educated experientially about forestry, agroforestry, conservation, and ecology topics.

3.2d. Maintain a pro-active approach to the problems of invasive species, mapping and distributing information to landowners.

4.1a. Seek funding and collaborate with Town of Danby and USGS for Upper Cayuga Inlet Trough Valley aquifer study.

4.1c. Educate the community concerning water quality and water protection issues including opportunities for private water supply owners.

4.1d. Encourage collaboration with Community Science Institute and others to monitor streams and water quality impacts and help provide financial aid and other options for private water supply owners to monitor quality.

11.2a. Determine ways to encourage ecologically sustainable, low-impact construction methods in new construction.

Description

To foster a committee with natural areas and wetlands expertise, the plan recommends establishment of a Natural Areas Working Group to assist with data gathering, issues research, recommendations, landowner and community outreach and education, recruitment of volunteers for projects (examples: trail maintenance, removal of invasive species) and other matters as needed. This group would also help with fundraising and grant writing. Some suggested actions the group may take:

Research, map, and publicize the importance of protecting unique areas that may include:

- Inventory and map vernal pools and unregulated wetlands smaller than 12.4 acres
- Research, analyze and document critical view sheds to preserve in Newfield
- Tompkins County Unique Natural Areas
- Lands within Tompkins County Natural Resource Focus Areas
- Lands within the Emerald Necklace Corridor proposed for the Finger Lakes Trail
- Newfield Critical Environmental Areas (see Action 1)

Identifying ownership of parcels that contain unique areas and reach out to these landowners with information on the importance of these lands and options for protecting them. This might include researching conservation methods that employ willing buyer and seller agreements.

These conservation activities would permanently protect tracts of land identified as important to the ecosystem and may include:

- Expanding the roles of conservation easements or private land trusts with a responsible eye on the tax base
- Tax incentives or disincentives for preservation and conservation
- Additional tools and strategies for preserving and protecting natural areas and evaluating their appropriateness for Newfield
- Researching and pursuing funding sources for natural areas protection

The group should coordinate with the county to implement its Priority Actions for the three Natural Features Focus Areas located in Newfield, including working to control invasive species through:

- Identifying, inventorying and mapping high priority areas for control of invasive species.
- Distributing invasive species information to landowners
- Forming a volunteer group (adults, HS students, scouts, others) to remove invasive species along road right-of-ways, offering this service to elderly property owners

It may also assist in researching and publicizing natural resources and water-related issues, advancing the listed objectives, such as:

- Recruitment of volunteers for Community Science Institute
- Educate and seek funding to help private well owners acquire baseline testing for their wells and springs up to 5 years before gas wells are drilled and every two years for the life of the well pad. In addition, testing is recommended every two years up to ten years after a gas well has been abandoned.

- Assist and educate residents in cooperating with Tompkins County Health Department when locating private wells and septic systems
- Create a central data bank at the Newfield Library, School Library, Town Website, and Town Hall to hold key information and make it easily accessible to Newfield residents
- Hold periodic educational events
 - Coordinate with SCTC and TCDEH for stormwater-related events including septic system installation, maintenance and hazardous waste. Several programs per year should be implemented and a record should be maintained.
 - Hold periodic educational events on forestry, agroforestry, conservation and ecology topics
 - Coordinate with the school district and other organizations (scouts, etc.) to ensure that school-aged children are educated experientially about these issues
- Coordinate efforts with the local newspaper to run a series of articles periodically on related issues
- Educate residents on the importance of, and procedures for, reporting suspicious discharges and illegal dumping

Finally, the Natural Areas Working Group may lend its expertise to many other actions listed in the Comprehensive Plan.

21

Create an Energy Plan and associated outreach to keep energy costs down for residents, for Town physical assets, reduce town wide emissions, and promote sustainability locally and globally

Interested Parties

- Town Staff
- Town Board
- Planning Board
- Natural Areas Working Group

Objectives to Meet

9.1a. Create an energy efficiency plan, including researching bulk purchase of electricity, and make suggested action steps for the Town of Newfield to lower energy costs and move toward energy independence.

9.1b. Support and publicize pilot programs that demonstrate energy improvements and can also be used for educational purposes.

9.1c. Determine reasons for use of less economical heating fuels such as kerosene or electricity and investigate energy efficiency programs for these homes or extension of the natural gas distribution system.

9.1d. Increase awareness of the NY State energy code (ECCCNYS 2010) when residents are undertaking remodeling jobs or building new construction.

9.2a. Identify possible locations for wind generation, considering practicality and aesthetics; ensure wind development permitting is straightforward; and encourage local investors and developers to come forward with wind proposals.

9.2b. Investigate alternative energy production and use in municipal and school buildings, including Combined Heating and Power.

9.2d. Publicize wood, pellet, biomass heating as a use of locally available sustainable resources, including future swap-out programs for wood consumers to replace older appliances with more efficient and cleaner burning appliances.

Description

Increasing energy costs require coordinated solutions. A group may coordinate on creating an energy plan for Newfield with goals of increasing energy independence and decreasing cost to Newfield residents and businesses. This may require up-front research to determine which steps are most feasible and identifying key players and interested leaders. The plan may include recommending investments and payback periods for Town assets.

Some potential ideas to explore include bulk purchase of energy or making electricity distribution public as in Groton. This group may also consider wind power. Newfield has limited siting potential for commercial wind farms, but the Black Oak Wind Farm is an excellent opportunity to learn from a neighboring community's experience. There are some possible locations near Connecticut Hill or on Benjamin Hill that may be examined. A party may:

- Identify and determine the feasibility of locations
- Identify barriers to wind farm development
- Encourage proposals for wind farm development
- Revisit development restrictions inviting community input

The group may also promote smaller-scale solutions, such as alternative residential energy production and use in municipal and school buildings.

- Study the cost of heating and hot water systems in Newfield's public buildings and the payback of any alternative energy upgrades.
- Investigate the possibility of Combined Heating and Power plants for public buildings or future developments. These small-scale generators require large capital outlays, but can produce long-term savings by using the heat generators create to heat nearby facilities.
- Assess town vehicles lifetime costs
- Research energy conservation steps from nearby towns.
- Work with the Home and Building Improvement Alliance Group described in Action 29 to research opportunities for grants, revolving loans, or other methods to assist homeowners improve their appliances, insulation, or undertake other conservation measures

After a plan is created and appropriate parties identified, this committee may choose to undertake implementation to achieve the listed objectives, including organization of outreach events, pilot programs such as the Green Building Tour to highlight examples of conservation or alternative energy projects, and increasing awareness of the state's energy code to interested parties and the public.

22

Identify a Stormwater Management Officer and implement Newfield's Stormwater Management Plan

Interested Parties

- Town Board
- Code Enforcement Officer
- Stormwater Management Technical Advisor
- Stormwater Coalition of Tompkins County

Objectives to Meet

4.2a. Work toward accomplishing the goals of the Newfield Stormwater Management Plan, including recruiting a volunteer to be Stormwater Management Officer.

4.2b. Develop and pass a local law covering Illicit Discharge Detection and Elimination.

4.2c. Secure grants and other funds to map outfalls and ditch discharge.

4.2d. Work with regional agencies to identify and prioritize important subjects needing educational outreach. Include subjects related to septic system installation, maintenance and hazardous waste.

Description

The Stormwater Management Plan is an important component to compliance with MS4 General Permit. The Town has made many steps toward implementation, but a major gap is that no Stormwater Management Officer has been identified. This may be a volunteer and can help implement the other action steps of the stormwater plan. This action should result in developing and maintaining an effective working relationship with the Newfield Town Board, the Code Enforcement Officer, the Stormwater Management Technical Advisor (SMTA), Stormwater Management Officer (SMO), and the Stormwater Coalition of Tompkins County (SCTC).

Steps toward the objectives listed include:

- Actively recruit and appoint a volunteer to be the SMO and liaison to the SCTC.
- Establish a Newfield Stormwater Committee which will minimally consist of the CEO, SMTA, and SMO and will do the following:
 - Develop a regular meeting schedule a minimum of 4 times per year.
 - Report to the Newfield Town Board on a regular schedule a minimum of 2 times per year.
 - Ensure compliance with NYSDEC SPDES General Permit for Stormwater Discharges from MS4s and SPEDES General Permit for Stormwater Discharges from Construction Activity.
 - Work toward implementation of action items in this plan and Newfield's Stormwater Management Plan.
 - Keep the Town Highway Superintendent up to date on and responsible for issues relating to its own stormwater management and good housekeeping activities. (see pg. 9 Newfield Stormwater Management Plan)

- Continue to diligently enforce Local Law 2-2007.
 - Continue to meet the requirements for the six minimum control measures as listed in the NSNP and report annually.
 - Update the Stormwater Management Plan every ten years or as deemed necessary.
 - In conjunction with SCTC, train all Town and school district maintenance personnel on stormwater issues. (*see Newfield Stormwater Management Plan, p. 3, for details*).
- Develop and pass a local law covering Illicit Discharge Detection and Elimination. (*see Newfield Stormwater Management Plan, p.6, for details.*)
 - Periodically train Town personnel on IDDE.
 - Continue to coordinate efforts with TCDEH in regard to installation and maintenance of healthy septic systems in Newfield.
 - Secure grants and other funds to map outfalls and ditch discharge.
 - The Town will find innovative, relatively low cost, and town specific techniques that are compliant yet effective for an undeveloped, rural area such as Newfield.
- Continue to monitor and adjust the fee schedule for permit activities to help cover the costs of activities required by the Stormwater Management Plan.
- Search for other funding sources to cover compliance and continue to coordinate with other agencies.
- Determine, along with the DEC, what authority the Town has requiring compliance for structures constructed before the Local Stormwater Law.

23

Create a plan to support, market, and expand tourism and outdoor recreational activities

Interested Parties

- Natural Areas Working Group
- Business Networking Group

Objectives to Meet

3.2e. Increase accessibility and use of forest and natural areas for recreational purposes, including mapping, creation of trails, and creation of a friends of state forest group.

15.1d. Encourage eco-tourism and agri-tourism as well as businesses indirectly related to appreciation of natural areas and wildlife, including the viability of an equipment rental facility.

15.2c. Provide attractive, uniform signage in high traffic/high-visibility areas and directional signage on secondary roads leading to specific enterprises.

16.2a. Review all signage in and around the Hamlet and implement improvements.

Description

Tourism was identified as a key sector for Newfield, because of its abundant natural beauty, wide state forests, potential for agri-tourism, unique Bed & Breakfasts, and opportunities such as horse riding lessons. However, there is no organized effort to capitalize on these excellent assets. Therefore, the Comprehensive Plan recommends forming a tourism council to develop social and physical infrastructure, identifying and describing the market, articulating benefits, and working with key players. This council should work with county agencies to market Newfield's unique amenities. As it identifies gaps and connects businesses and agencies, it should consider the following steps:

- Engage in discussions with tourism-related businesses such as bed and breakfasts, on ways to improve the attractiveness of Newfield Hamlet, (better signage, web presence, etc.)
- Investigate the viability and value of a recreational equipment rental facility, either stand-alone or as an add-on to an existing business.

- Creating shared marketing, a hiking/equestrian trail linking the hamlet, bed and breakfasts, and attractions, or a shared website for visitors to Newfield
- Better utilization of historic and cultural resource
- Identifying a need for and creating attractive signage for agri-tourism and eco-tourism along Route 13 or in other locations as needed

The group may also take on responsibilities, work with the youth and adult recreation committee, or form a separate outdoor recreation committee to:

- Meet with stakeholders (Rod and Gun Club, landowners, Scouts, Cayuga, Snowmobile Club, Lab of Ornithology, Cornell, Ithaca College, Nordic Ski Club, etc.) to solicit ideas. Identify access problems and options for improving access to natural areas open to the public.
- Develop, map, and market a Town of Newfield Recreational Map including allowed uses, trails, and access.
- Identify ideal locations for future trail expansion to connect key areas
- Work with all stakeholders to design and install kiosks at key sites to educate the public about access, trails, ecosystems, wildlife, allowed and prohibited uses, and restrictions.
- Research and apply for grant funding for these projects in cooperation with stakeholders (Cornell, DEC, IC, FLLT, TC etc.).
- Create Friends of the State Forest Local Group.
- Tourism and outdoor recreation should be recognized as linked. Tourism may attract people from outside of Newfield to visit Newfield's facilities, but these infrastructure improvements will also benefit Newfield residents.

24

Create a vitalization committee and develop a vitalization plan for the Newfield Hamlet

Interested Parties

- Planning Board
- Newfield Civic and Faith-Based Institutions
- Business Networking Group

Objectives to Meet

11.2b. Develop a community plan to improve Newfield Hamlet's infrastructure and attractiveness to potential and current residents.

16.1a. Survey residents, businesses and local officials on what the Hamlet should become in the years ahead.

16.1b. Work with Cornell University or other entities to draft a vision plan.

This action would also support many other objectives.

Description

This action involves a first step toward attracting businesses and residential development to the hamlet center and increase its attractiveness and vibrancy. A committee may work with students at Cornell University, other nonprofit groups, or private consultants to gather community input and create a "What Newfield Could Be" concept plan for Newfield Hamlet. This plan could be used to visually explain desired growth patterns to interested developers or even attract developers who may want to create sustainable rural communities. It should identify suitable areas for growth, a clear boundary between hamlet and rural areas, and utilize recommendations from this 2012 Comprehensive Plan and "Visioning Newfield's Future" efforts. The concept should reflect circulation connectivity, pedestrian and bicycle options, green infrastructure, and density appropriate for the Hamlet (such as 4 to 10 units per acre achieved through a mixture of housing types of varying density.) It should be attractive to a variety of household types, such as young families, senior citizens, renters, and homeowners. This concept plan could be used to explore feasibility and open discussion of ways the hamlet may be improved. Private developers

should be encouraged or required to consider the goals in the "What Newfield Could Be" plan.

Most successful revitalization strategies hinge upon successful organization and partnerships between residents, business owners, town officials, property owners, churches, groups such as the historic society, and anyone else with an active interest in promoting downtown. Successful downtowns have significant housing, focus on long-term strategies and maintenance, and good amenities at a pedestrian scale. In addition, successful groups focus not only on difficult strategies, but also low-cost improvements, such as flower boxes maintained by community groups or organizing a yearly business day with sales or celebrations. Other important steps include:

- Improve water and sewer delivery to the Hamlet to allow modest growth
- Advertise and get the news out about the committee to get members
- Contact Cornell or other entities to see what services are available
- Contact TC Beautification Program for support and funding
- Contact the School District to get students involved in the projects

The committee should determine the most important services needed within the Hamlet/Town and incorporate them in the plan. It should work closely with all public service entities to minimize cost and to maximize funding through grants and eliminating duplicated services.

Finally, the committee may examine the feasibility of alternative business structures that may locate in the Hamlet such as a cooperative market, ideally in cooperation with existing businesses. Fresh food access is a concern for many Newfielders, and although Newfield isn't a food desert by USDA's original standard, it has an unusually high number of households without automobiles that would benefit from local, affordable food (see www.ers.usda.gov/data-products/food-access-research-atlas/).

25

Create a business networking group and coordinate educational opportunities related to business

Interested Parties

- Local Businesses
- Regional Economic Development Agencies
- Planning Board

Objectives to Meet

12.1c. Coordinate marketing for Newfield businesses on the internet or through other means such as a “buy local” campaign.

Description

The Newfield Business Association dissolved a number of years before the Comprehensive Plan was created due to a lack of an interested leader with available time, a lack of strong objectives, and a relatively small size. Business owners interested in operating in a group find larger opportunities within the Tompkins County Chamber of Commerce.

However, the Comprehensive Plan has identified several challenges and opportunities unique to Newfield, including tourism, hamlet vitalization, and other opportunities. Creation of a networking group may be an excellent way to keep business owners in touch with each other and with these opportunities without demanding too much of their valuable time. This group may have occasional social meetings, a listserv, or other communication methods. When members have time, they can volunteer their skills and expertise to Comprehensive Plan implementation process.

This network would be an excellent way to market educational opportunities provided by TC3, local credit unions, or other organizations.

The group may include retired business people or others interested in leading networking opportunities to help the networking group meet its objectives. It may also include people who are interested in starting their own business or have a very small nonincorporated business. These people may benefit the most from networking opportunities and education.

26

Research, enhance, and market opportunities for existing Newfield businesses and new businesses which fit with Newfield’s vision and character

Interested Parties

- Business Networking Group
- Regional Economic Development Agencies
- Planning Board

Objectives to Meet

1.3a. Identify strong historic, cultural, and architectural themes to promote in tourism outreach.

12.1b. Create a strategy to collaborate with regional economic development organizations on business assistance.

12.2a. Develop a plan to make Newfield more attractive to desired forms of development such as small farms, craft-type industry, and light industry, and learn what factors and town characteristics seem to make a difference.

12.2b. Create a marketing plan for Newfield, including assisting Newfield businesses interested in networking with one another and reaching out to entrepreneurs who may wish to start compatible businesses.

12.2c. Investigate opportunities for incubator space or expansion of fairs and markets.

Description

Interested citizens and businesses may collaborate to enhance Newfield’s business climate. This action is meant not to attract large developments to Newfield, but rather assist people in doing what they love and making a living. It is meant to assist those interested in innovating and building a business that is economically sustainable, sensitive to the environment, and contributes to social welfare.

This economic development committee may take several actions to meet the listed objectives. They may include:

- Placing ads in newsletters of desirable industries.
- Creating a brochure highlighting why Newfield is a good place to locate desired industries.
- Marketing key economic sectors and unique Newfield businesses to Ithaca, Elmira, and other large markets.
- Continue outreach to local businesses and individuals who would like to start a business to determine challenges that regional agencies or the Town may be able to address.
- Working with regional economic development agencies to achieve the listed objectives.
- Working with neighboring towns to collaborate on economic development strategies

As Newfield’s expertise and business capacity increases, a marketing campaign could position Newfield or Southwest Tompkins as an expert or hub in a key economic sector such as sustainable forestry and millworks, eco-tourism or agri-tourism, or construction.

27

Create an Agriculture and Forestry Committee to provide a forum for large and small-scale agriculture and forestry support and protection

Interested Parties

- Natural Areas Working Group
- Planning Board
- Economic Development Committee
- Newfield Farmers
- Cornell Cooperative Extension

Objectives to Meet

15.1a. Encourage sustainable forestry, working forests, and forest related industries. Publicize and share existing forestry-related industries that wish to be identified.

15.1b. Research considerations for leasing forest land for hunting, forest farming, etc.

15.1c. Develop a town-wide forest management vision, identifying areas where growth and management could occur and promoting Newfield to desired forestry-related businesses.

15.2a. Determine other options for local markets, such as CSA pick-up points or marketing of local produce in convenience stores.

15.2b. Create a method to educate building permit applicants and new residents about agriculture in Newfield, agricultural districts, and rights of neighboring farmers under Ag and Markets Law 25-AA.

15.2d. Create and maintain a directory and/or map of agricultural enterprises that wish to be identified on the Town web site.

15.2e. Determine the feasibility of creating value-add infrastructure (such as sawmill, flour-mill, or small-scale creamery) through grants or attracting private investors.

15.2f. Facilitate and encourage sustainable farming methods.

15.3a. Organize a body of farmers to work informally with other stakeholders to address specific needs and challenges of farming in Newfield and to design innovative solutions.

15.3b. Research and provide current and prospective agricultural landowners with information on land preservation options, including developing preservation criteria.

15.3c. Work with real estate agents to promote available Newfield agricultural properties to prospective new farmers at agricultural events such as the New York State Fair and Empire Farm Days and at agricultural educational institutions.

15.3d. Investigate options for farmers who cannot afford to purchase land such as rotating loan funds or assistance with stabilizing land lease agreements.

15.3e. Draft, ratify, and enforce a local "Right to Farm" law.

Description

The Comprehensive Plan envisions a strategy in which open space is protected because businesses that use that space, such as farms and managed woodlots, are economically vibrant. To those ends, it encourages creating a committee to work with regional agencies to work on agricultural and forestry-related issues. These may include:

Forestry-related:

- Identify and map existing forestry-related industries in Newfield.
- Engage in discussions about biomass-for-fuel projects.
- Determine feasibility of, and interest in, a local forestry cooperative.
- Prepare and distribute a listing of local consulting foresters who emphasize sustainable management.
- Research considerations for leasing forest land for hunting, forest farming, etc.

- Develop a town-wide management vision:
 - Identify areas where growth and management could occur.
 - Identify types of businesses to attract.
 - Promote Newfield to prospective forestry-related businesses.
 - Attend DEC Wildlife Unit management meetings and educate stakeholders.
 - Keep a database of related information and organizations.
 - Educate landowners about economic incentives.
 - Encourage responsible harvesting of wildlife to benefit ecosystem health and increase local self-sufficiency.
- Develop a list of landowners who welcome conscientious hunting on their land.

Agriculture:

- Create and maintain a directory and map of agricultural enterprises that want to be identified printed and/or on the Town web site.
- Create an informational pamphlet to give to building permit applicants about agriculture in Newfield, agricultural districts, and rights of neighboring farmers under Ag and Markets Law 25-AA.
- Consider working with the county or other agencies on value-add infrastructure (such as sawmill, flourmill, or small-scale creamery) grants or attracting private investors.
- Determine other options for local markets, such as CSA pick-up points or marketing of local produce in convenience stores.

In addition, there is some trouble in identifying farmers to sell or lease farms to when farmers retire. Those farmers who might be interested in working in apprentice programs could stimulate interest in young farmers by working with organizations like Cornell or Groundswell. In addition, they may:

- Actively provide current and prospective agricultural landowners with information on land preservation options such as Purchase of Development Rights (PDR), tax exemption programs and conservation easements.
- Work with real estate agents to promote available Newfield agricultural properties to prospective new farmers at agricultural events such as the New York State Fair and Empire Farm Days and at agricultural educational institutions.
- Investigate other options for farmers who cannot afford to purchase land such as rotating loan funds or assistance with stabilizing land lease agreements

Finally, this committee may draft, ratify, and enforce a local "Right to Farm" law to protect farmers' interests.

28

Create a Land Lease (Mobile Home Parks) Committee including residents, property owners, educators and concerned citizens to address benefits, needs and challenges of land lease communities

Interested Parties

- Town Board
- Planning Board
- Land Lease Residents and Owners
- Recreation Committee
- Education/Health Partnership
- Home and Building Improvement Alliance Group

Objectives to Meet

11.4a. Survey Land Lease Community residents and owners to determine problems and suggest solutions.

11.4b. Institute outreach programs to invite land lease community residents and youth to join social groups in Newfield and organize land stewardship projects for land lease communities.

11.4c. Study benefits and feasibility of resident-owned Land Lease Communities.

11.4d. Improve physical quality and safety of Land Lease Communities while preserving affordability.

Description

Land Lease Communities are often left out of public conversation. Many residents feel there is a gap in communication between these communities and other residents. Often, Land Lease Community residents are busy, may lack reliable transportation, or are new to the Town. However, these communities carry special challenges. Therefore, the Comprehensive Plan suggests forming a Land Lease Community committee composed of representatives from Land Lease Communities, including residents and owners, and other concerned citizens or members of related committees that will:

- Survey Land Lease Community residents about concerns, services desired, and knowledge of programs and resources
- Work with Better Housing for Tompkins County, Tompkins County Health

- Department, or other agencies to educate land lease community residents about rights and responsibilities
- Institute outreach programs to invite land lease community residents and youth to join social groups in Newfield and organize land stewardship projects for land lease communities. Educate public and enforce junk codes and anti-littering laws.
- Work with Better Homes for Tompkins County and Pathstone, Inc through their Manufactured Home Cooperative Project or a similar organization to identify desire, benefits, drawbacks, and methods for residents to own land lease communities cooperatively.
- Work with Land Lease Community owners to address concerns or problems. Land lease community owners and managers should be encouraged to seek certification through education and training, with intended results of increased professionalism and community quality.
- Build upon existing design guidelines for land lease communities and other housing clusters in cooperation with residents to address health, safety, sustainability, and aesthetics to be used in development review.
- Ensure that Land Lease Community residents are aware of programs such as Tompkins County Health Department's Healthy Neighborhood Program to inspect homes and provide products such as smoke and carbon monoxide detectors.
- Create a stronger relationship of collaboration between those who are new to Town and those who have lived in Newfield for many years or more.

29

Create a Home and Building Improvement Alliance to spearhead town-wide initiatives to improve Newfield's housing and building energy efficiency, accessibility, and upkeep

Interested Parties

- Planning Board
- Regional Agencies
- Natural Areas Working Group

Objectives to Meet

10.2a. Establish a system to provide home fire safety and chimney inspections and education for homeowners and community members on a regular basis and explore grant funding for replacing old stoves and fixing unsafe chimneys.

11.1b. Investigate and apply for municipal grants to increase residents' ability to renovate their homes, which may include house maintenance, energy efficiency improvements, septic or well maintenance, or addition of modern amenities.

11.1c. Advertise existing energy efficiency improvement and home maintenance loan programs and services through community meetings, bulletins, or other low or no-cost methods. Target advertising and highlight advantages such as specific long-term cost savings to Newfield residents.

11.1d. Partner with local agencies and builders, including agencies such as Cornell Cooperative Extension and Historic Ithaca to sponsor an annual or semi-annual homeowner repair clinic or preservation and maintenance workshops.

11.1e. Consider working with Better Homes for Tompkins County to provide manufactured home replacement grants for residents who own an aging manufactured home on a single lot.

11.3a. Document need, identify and advertise funding, and apply for accessibility improvement grants for seniors and/or disabled residents.

11.3b. Advertise county, state, and federal programs and information to encourage homeownership when appropriate.

11.3c. Work with public agencies and private

parties to encourage a mix of housing types and sizes that also advance other goals of the plan.

Description

Work with Better Housing for Tompkins County and other agencies to implement an annual campaign to survey residents' renovation needs. Promote participation through newspaper and radio advertising, community meetings, or other methods. County, State, and Federal agencies require documentation of need to supply grants, and local housing agencies require knowledge of demographic characteristics and renovation needs to select grants to pursue. Local boards and committees know how to best reach residents and collect this data. Responses should always be voluntary, and the committee collecting this data should make sure it is in a form that will be useful to all local housing agencies.

- Contact and work with agencies such as Better Housing for Tompkins County to apply for municipal grants such as HUD's HOME grant and home improvement grants from Affordable Housing Corp. Grant application cost should be minimized if possible and multi-agency partnerships should be explored.
- Work with local, regional, and state agencies to advertise their existing energy efficiency improvement programs and services through community meetings, bulletins, or other low or no-cost methods. Target advertising and highlight advantages such as specific long-term cost savings to Newfield residents.
- Work with local, regional, and state agencies to advertise existing home maintenance loans or programs such as Ithaca Neighborhood Housing Services' Home Improvement Loans or Better Housing for Tompkins County's Home Repair Program.

- Partner with local agencies and builders, including agencies such as Cornell Cooperative Extension and Historic Ithaca to sponsor an annual or semi-annual homeowner repair clinic or preservation and maintenance workshops.
- Consider working with Better Homes for Tompkins County to provide manufactured home replacement grants for residents who own an aging manufactured home on a single lot.

This committee may address affordable housing concerns:

- Document need, including residents who may want to move to or stay in Newfield but cannot because they are unable to find accessible housing.
- Contact and work with Tompkins County Office of Aging, Finger Lakes Independence Center, and local housing agencies to advertise their existing services and apply for municipal grants to renovate existing housing or create new housing with accessibility improvements such as widened doors, ramps,
- Work with local, regional, and state agencies to advertise existing programs available to help Newfield residents along the path to home ownership, such as Alternative Federal Credit Union's Home Ownership Program or the federal Making Home Affordable program.
- Develop other strategies that may facilitate construction of affordable housing with the qualities described in Chapter 11, Housing, under the heading "Affordability" on page 88, , and research opportunities provided by Tompkins County's Community Housing Affordability Program and Community Housing Trust Program (see www.tompkins-co.org/planning/housing_choices/housing-fund.htm).

In addition, this committee may work with the group advancing an Energy Plan as described in Action 22 to investigate energy efficiency opportunities:

- Provide program literature at the Town Hall, on the web-site, and at local events.
- Promote programs that educate the public and educational community about energy savings.
- Support pilot programs that demonstrate energy improvements and can also be used for educational purposes.
- Determine reasons for use of less economical heating fuels such as kerosene or electricity, and engage Tompkins County, NYSEDA, or NYSEG to investigate energy efficiency programs for these homes or extension of the natural gas distribution system.
- Investigate options to streamline permitting for alternative energy installations.
- Develop a local map of residences using alternative heating/energy sources and keep a list of interested homeowners available as a consulting resource for people considering alternative energy in their own homes.
- Promote awareness of any future wood stove swap out programs.
- Publicize the New York State outdoor wood boiler regulations.

30

In conjunction with the Newfield Historical Society, update the inventory, seek funding, and market Newfield's Historic Structures and Landscapes

Interested Parties

- Newfield Historical Society
- Economic Development Committee

Objectives to Meet

1.3b. Examine and update Newfield's comprehensive inventory of existing historic and architectural significance in accordance with standards set forth by the Secretary of the Interior.

1.3c. Create and keep up to date a prioritized inventory of individuals, projects, or properties requiring funding for preservation-related activity and research and publicize financial incentives and grants for homeowners, organizations, or businesses that wish to reuse and restore historic buildings.

1.3d. Research ways to support marketing for-sale historic structures to people, businesses, and organizations interested in using or restoring historic properties.

Description

The Historical Society, Economic Development Committee, and other interested players may wish to work on preserving and marketing Newfield's architectural heritage through:

- Examine and update Newfield's comprehensive inventory of existing historic and architectural significance in accordance with standards set forth by the Secretary of the Interior. This will not only ensure that these efforts may be used in application efforts for both the State and National registers of Historic Places if ever so chosen, but also ensures uniformity and objectivity in assessment.
- Continue to update tourism resource guide for historic, cultural, and architectural resources in cooperation with local landowners and Tompkins County Tourism. Identify strong themes such as the bridges or the changing face of agriculture that tourism guides and the

hamlet may promote.

- Create and keep up-to-date a prioritized inventory of individuals, projects, or properties desiring funding for preservation-related activity. Priorities should be based on threat level to the structure and importance to the Comprehensive Plan.
- Research financial incentives for homeowners, organizations, or businesses that wish to reuse and restore historic buildings. A guide of Newfield or Tompkins County-specific resources and funding opportunities can be created or adapted for Newfield to share with interested property owners or organizations.
- Working with Historic Ithaca, Tompkins County, or other local organizations, identify and update lists of grants municipalities or local nonprofits may apply for, including those from New York State Council on the Arts, the National Trust for Historic Preservation, Preservation League of New York State, and Save America's Treasures. The Town of Newfield or other Newfield organizations may wish to pursue these grants for high-priority projects.
- Research ways to support marketing for-sale historic structures to people, businesses, and organizations interested in using or restoring historic properties. Support and encourage restoration or adaptive reuse of structures, especially in historic hamlets.

Appendix 2: Prior Planning Efforts

Town of Newfield

1999-2001 Visioning Newfield's Future

The visioning process, begun by the Newfield Town Board on December 6, 1999, provided every participant with the opportunity to take part in creating a vision for Newfield. Resulting from the process, a Land Asset Inventory was compiled, a Commercial Center Revitalization Strategic Plan was adopted, and the Newfield Business Association was launched. Grants were awarded to paint the Kelloggs Corners schoolhouse and improve the landscaping around the Newfield Fire Company. Other related improvements included flags and flower plantings on Main Street, improved public safety measures, and recreation improvements. However, many steps went unimplemented, such as creation of a community center, community website, or additional hamlet beautification. Others withered without continued, sustained energy, such as the Newfield Business Association.

The 2013 vision articulated by the community of a Newfield that preserves open space and encourages additional businesses near the hamlet center is a natural extension of the vision articulated in 1999. The 2013 plan suggests improved use of recreation facilities, updating and maintaining sources of land use information for research and grants, creation of new groups and goals to replace the Newfield Business Association, pursuing hamlet vitalization strategies, and creating a community website.

Comprehensive Plan Inventory Report

newfieldny.org/planning/CPIR/InventoryReport.pdf

This 2010 document provides an outline of relevant facts and statistics about Newfield, future Town and County plans (if available), additional sources of information on the topics, and a brief listing of pertinent issues. The information that was documented in this report was used as the basis of the mail survey and ultimately this 2013 Comprehensive Plan.

Tompkins County

2004 Tompkins County Comprehensive Plan

Sets forth an economic and land-use vision of Tompkins County that preserves open space, concentrates development in nodes, and encourages appropriate economic development.

2007 Tompkins County Scenic Resources Inventory

www.tompkins-co.org/planning/nri/documents/TCSRreportJan17.pdf

Identifies distinctive, noteworthy, and characteristic views within Tompkins County, including 50 views within the Town of Newfield. One distinctive view is within Newfield: the covered bridge. The Plan recommends refining this inventory for views important to Newfield in particular. The companion document, *Protecting our Scenic Resources* contains Noteworthy and Distinctive viewsheds, many on hillsides overlooking valleys, along with potential action steps and best design practices.

2007 Tompkins County Conservation Plan Part I

www.tompkins-co.org/planning/nri/documents/Tompkins_County_Conservation_Plan09-24-07.pdf

Identifies two Natural Feature Focus Areas entirely and one partially in Newfield: The Gorges near Robert H. Treman Park, the Wildlife Focus Area including Connecticut Hill, Pony Hollow, and the forest lands in the southern part of town, and the Van Buskirk Gulf area.

2010 Tompkins County Conservation Plan Part 2

www.tompkins-co.org/planning/Rural%20Resources/documents/FINAL_Tompkins_Conservation_Plan_Part_II04-10_000.pdf

Identifies two agricultural focus areas in Newfield: Pony Hollow and Benjamin Hill. Suggested actions include promoting conservation easements, assisting with stabilizing land lease agreements, and promoting biomass production or forest product development on marginal lands. Newfield's plan incorporates these as actions for an agricultural committee to consider.

2012 Building Vibrant Communities in Tompkins County

www.tompkins-co.org/planning/documents/Development-FocusAreasStrategyvers14.pdf

Recommends concentrating development in existing hamlets and villages, including Newfield Hamlet, through village-like density, infill, and enhanced infrastructure.

2011 Community Impact Assessment

www.scribd.com/doc/81382433/Community-Impact-Assessment-prepared-by-Greenplan-for-the-Tompkins-County-Council-of-Governments-December-2011

Assesses the potential impact of high-volume hydraulic fracturing drilling for natural gas and recommends action steps Towns may take to mitigate potential impacts.

New York State

2009 New York State Open Space Conservation Plan

www.dec.ny.gov/lands/47990.html

Includes identification of the types and locations of open space resources and various open space conservation tools and methods. Makes recommendations to state, federal, and local governments, non-profits, philanthropists, and state citizens on programs and partnerships, education and outreach, policies and regulations, research and funding, many of which have begun to be implemented or will begin to be implemented in the next three years. The Plan lists priority conservation projects, publicly identified and reviewed, which are eligible for acquisition under the State Environmental Protection Fund and other state, federal and local sources. Economic benefits anticipate increased property values for adjacent lands, tourism, water quality protection, wildlife habitat protection and enhancement of natural resource based industries. Associated adverse impacts may develop from the use of resources acquired for public access with possible impacts of short-term erosion and sedimentation concerns associated with construction. Potential acquisition of land could increase public use with impacts such as littering, noise, vegetative damage, increased traffic, and trespass to adjoining landowners.

Appendix 3: Acknowledgements

The Planning Board would like to thank the following, without whose help the Comprehensive Plan would have been impossible:

Jeffner Allen	Jay Franklin	Gail Mazourek	Marie Terlizzi
Mike Allinger	George Frantz	Peter Meskill	Cheryl Thomas
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Martha Armstrong	Becca Harber	Newfield Historical Society	Roy Trask
Betty Balcome	Dianne Harbert	Newfield Public Library	Karen VanEtten
Don Barber	Ken Harding	Chad Novelli	Vicky Volpicelli
Kevin Berggren	Sharon Heller	Matt O'Bannion	Lew Ward
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Katherine Borgella	Angel Hinickle	Irene Payne	Kris West
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Andrew Casler	Susan Hoskins	Linda Poppleton	Harry Wright
Alan Chaffee	Gay Huddle	Jayne Port	
Susan Chaffee	Carol Hungerford	Casey Powers	
Louis DiPietro	Dustin James	Nancy Potter	
Crystal Doner	JoAnne James	Charles Pyott	
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Henry Crans	Karen Kenerson	Ray Rawn	
Kathy Crance	Brenda Lapp	Monika Roth	
Debra DeLorenzo	Christine Laughlin	Bob Seeley	
Barry Derfel	Chris Laverick	Cathy Shipos	
Rich Dolge	Gundy Lee	Cindy Shulte	
Trevor Dolge	David Leistikow	Peter Smallidge	
Scott Doyle	Janis Leistikow	Scott Smith	
Richard Driscoll	Carol Mallison	John Spence	
Karen Edelstein	Gary Mallow	Doug Swarts	
Florence Emery	Eva Marques	Deborah Teeter	
	Ed Marx		

In addition, thanks to all the others who contributed but who were unable to be listed here, and especially the people of the Town of Newfield!

Map I: Neighborhoods



Historic Hamlet

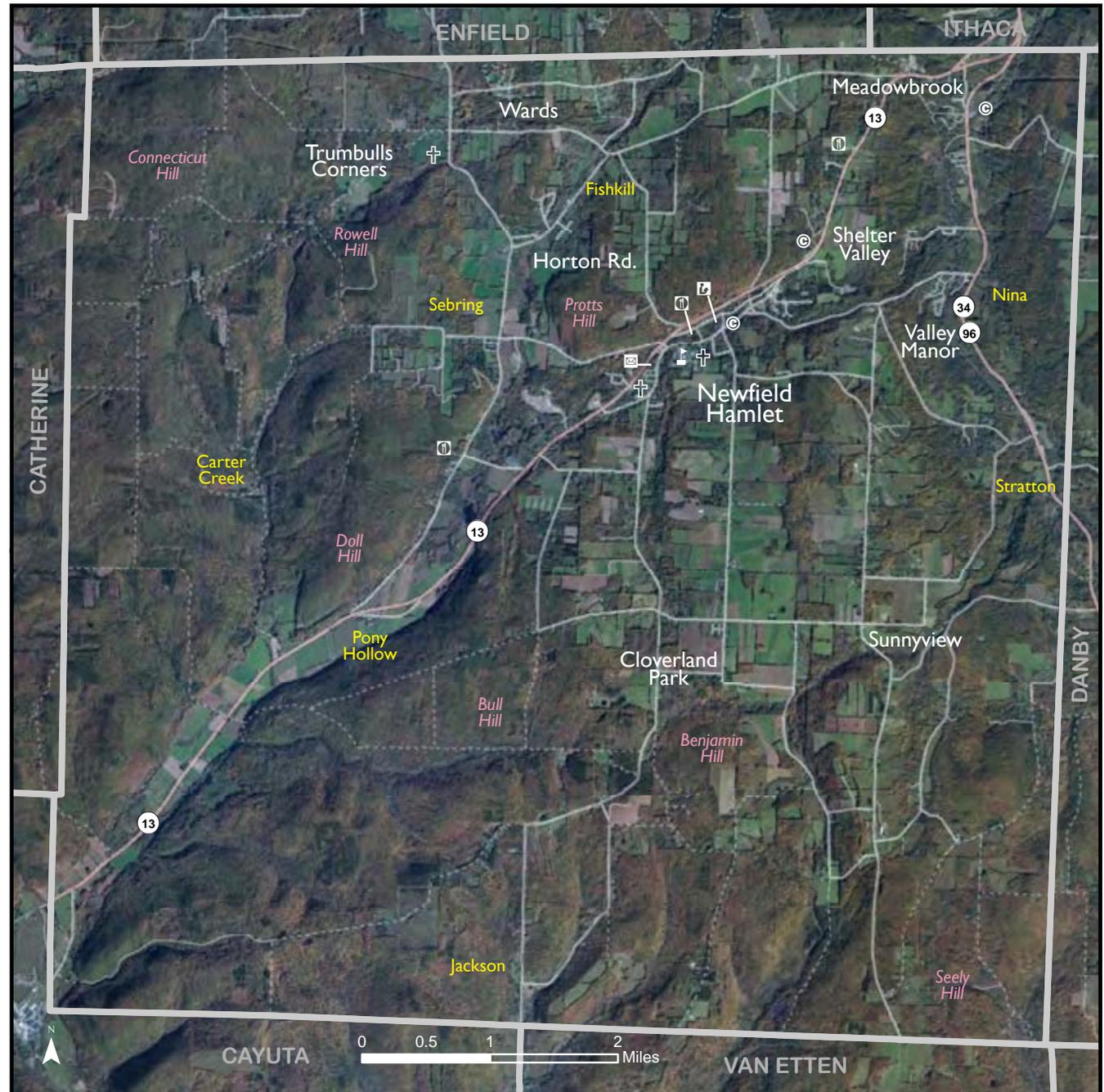
Hill

- © - Convenience Store
- 🍽️ - Restaurant
- ✝️ - Place of Worship
- 📧 - Post Office
- 📖 - Library
- 🎓 - School

NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Basemap source: ESRI
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

Although the Town of Newfield has made every effort to ensure accuracy, errors can occur. The Town does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data as is with the full knowledge that errors and omissions may exist, and to hold harmless the Town for any damages that may result from an inappropriate use of these maps.



Map 2: Natural Features

-  Conservation Parcels
-  Unique Natural Areas
-  TC Nat Feature Focus Area
-  DEC Diverse Plants & Animals

Streams

-  Intermittent
-  Perennial

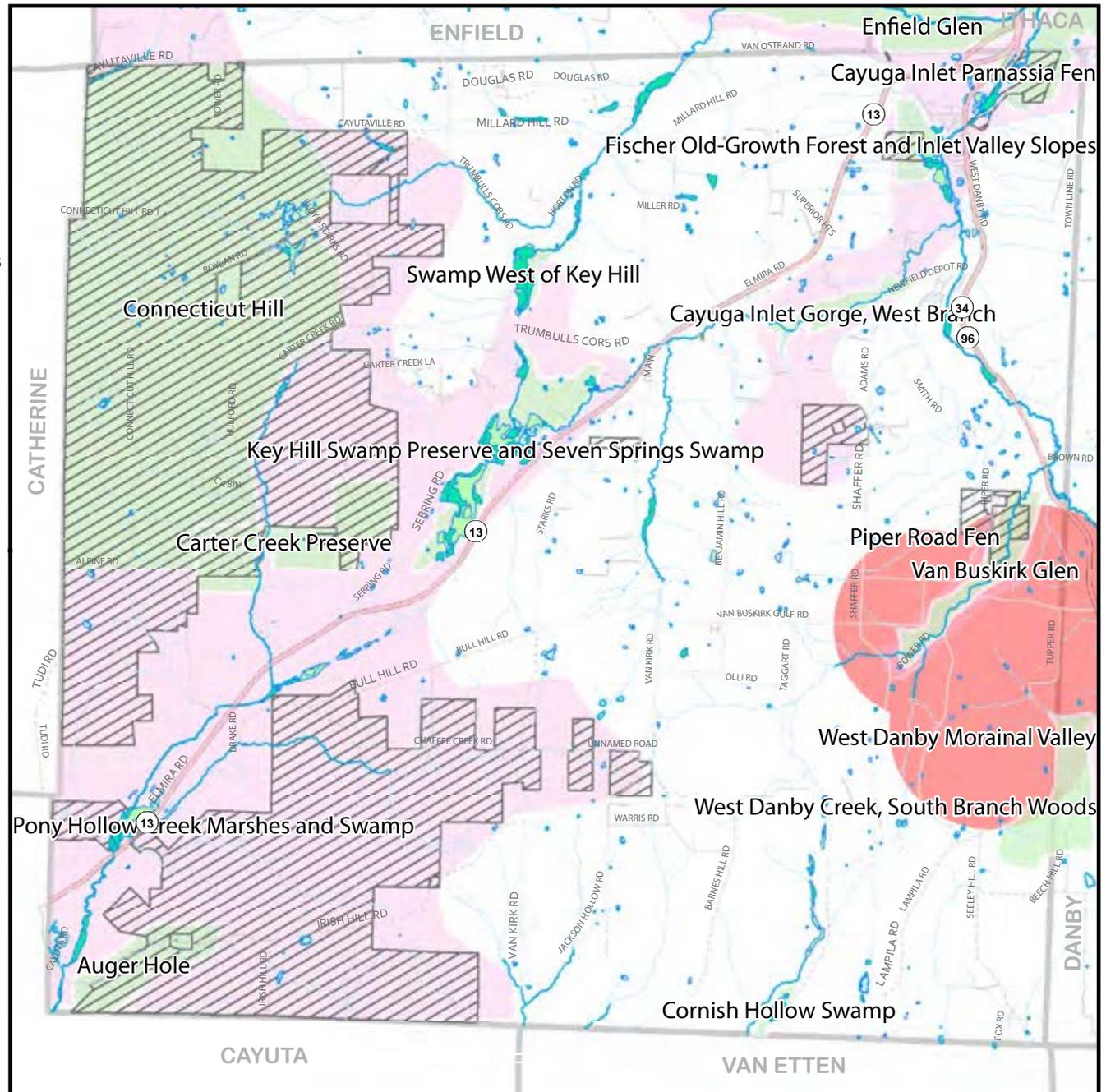
Nat'l Wetlands Inventory

-  Emergent Wetland
-  Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

Note: Diverse Plants & Animals are generalized locations
 See <http://www.dec.ny.gov/imsmaps/ERM/rareEndangered.htm>

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Parcel Data source: Tompkins County Assessment
 TC NFFA source: Tompkins County Planning
 Wetlands & Div. Plant/Animal source: NYS DEC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013
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Map 3: Parks and Natural Areas

- State of New York (Exempt)
- State of New York (Taxable)
- Tompkins County
- Town of Newfield
- Cornell University
- Ithaca College
- Finger Lakes Land Trust
- Finger Lakes State Park
- Conservation Easements

Trails

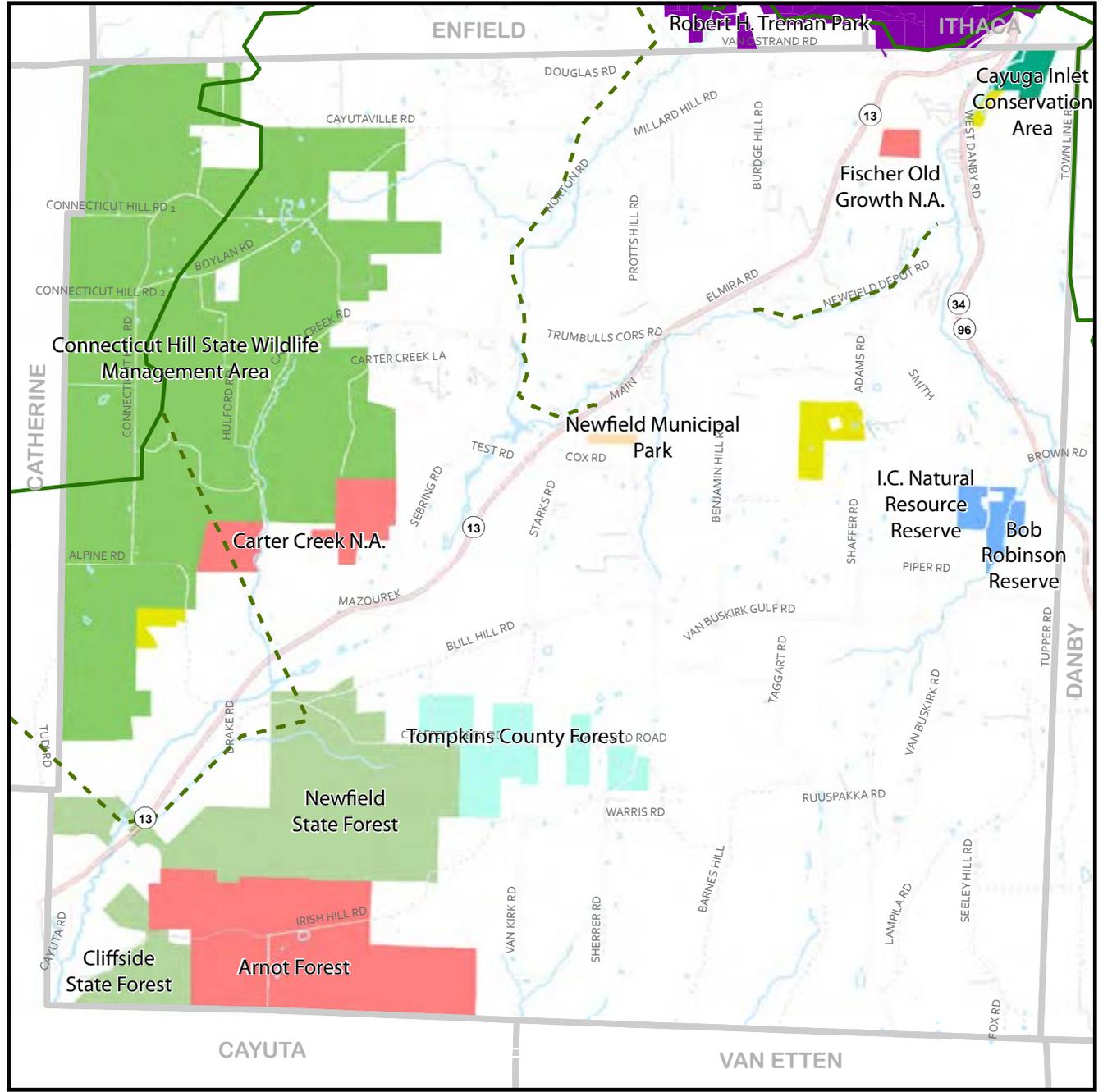
- Finger Lakes Trail
- Trail Ideas

Trail ideas are approximate locations and provided for discussion only.

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Parcel Data source: Tompkins County Assessment
 Coordinate System: NAD_1983_UTM_Zone_18N
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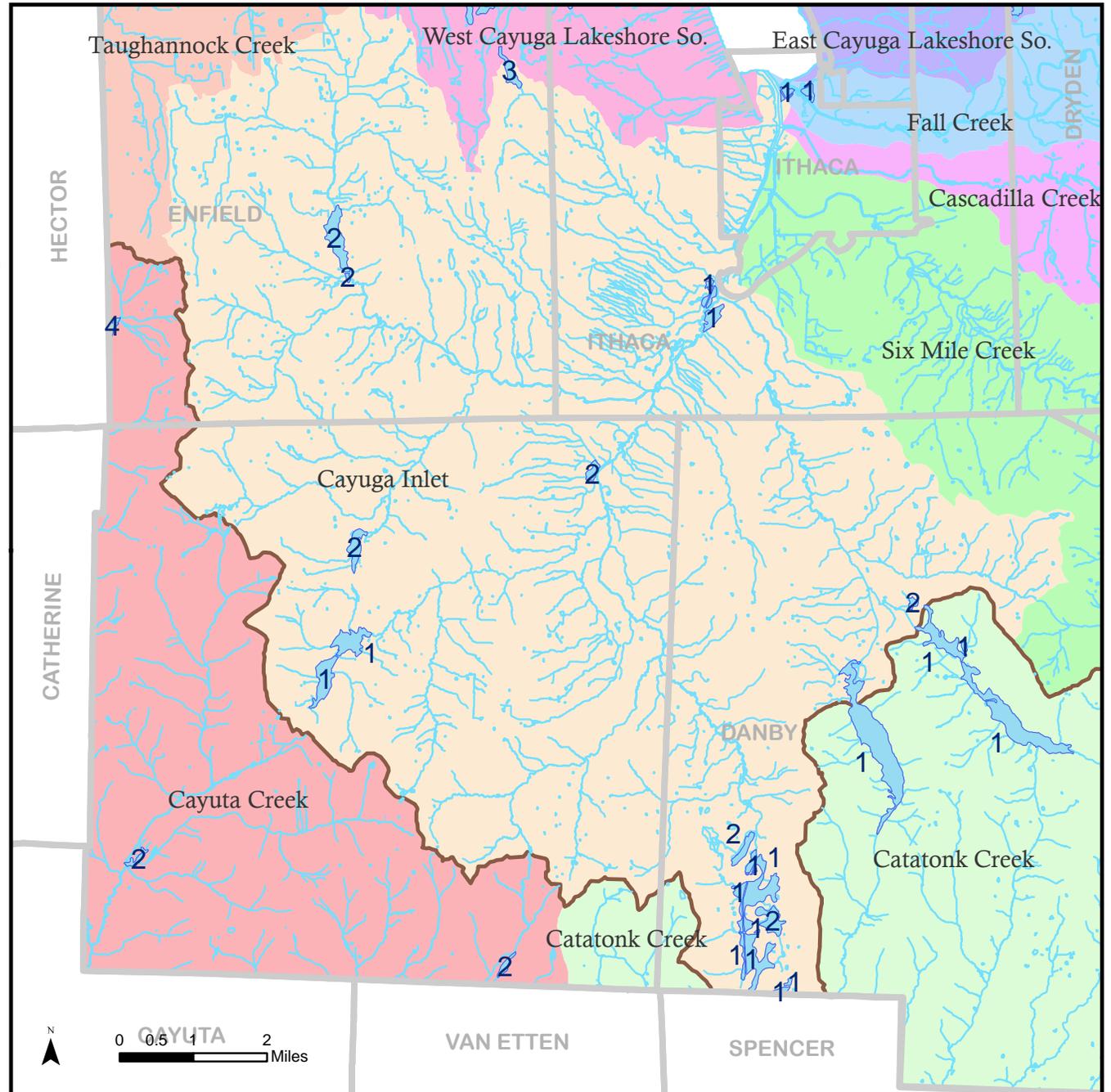
Map 4: Watersheds

-  Hydrography
-  Chesapeake/Great Lakes Divide
-  NYS Freshwater Wetland (Number is class of Wetland)

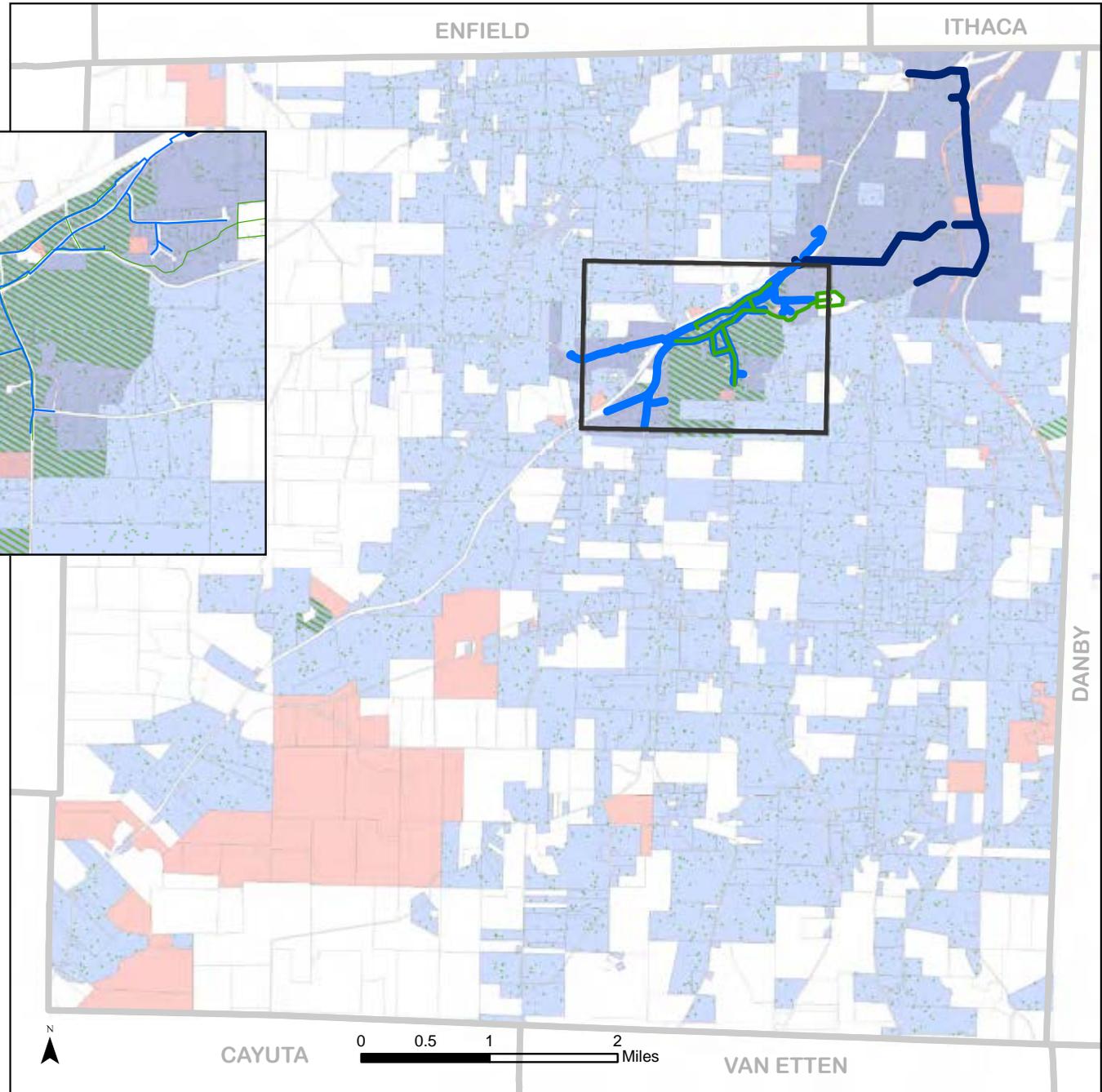
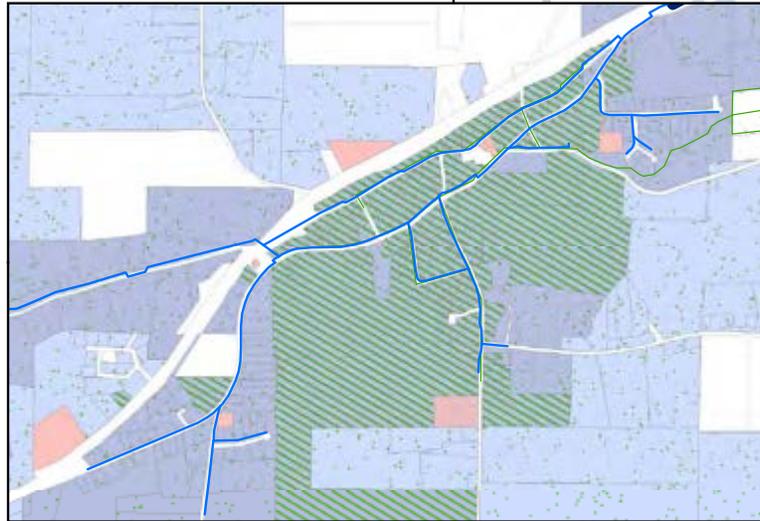
TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Parcel Data source: Tompkins County Assessment
 TC NFFA source: Tompkins County Planning
 Wetlands & Rare Plant/Animal source: NYS DEC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

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Map 5: Water and Sewer



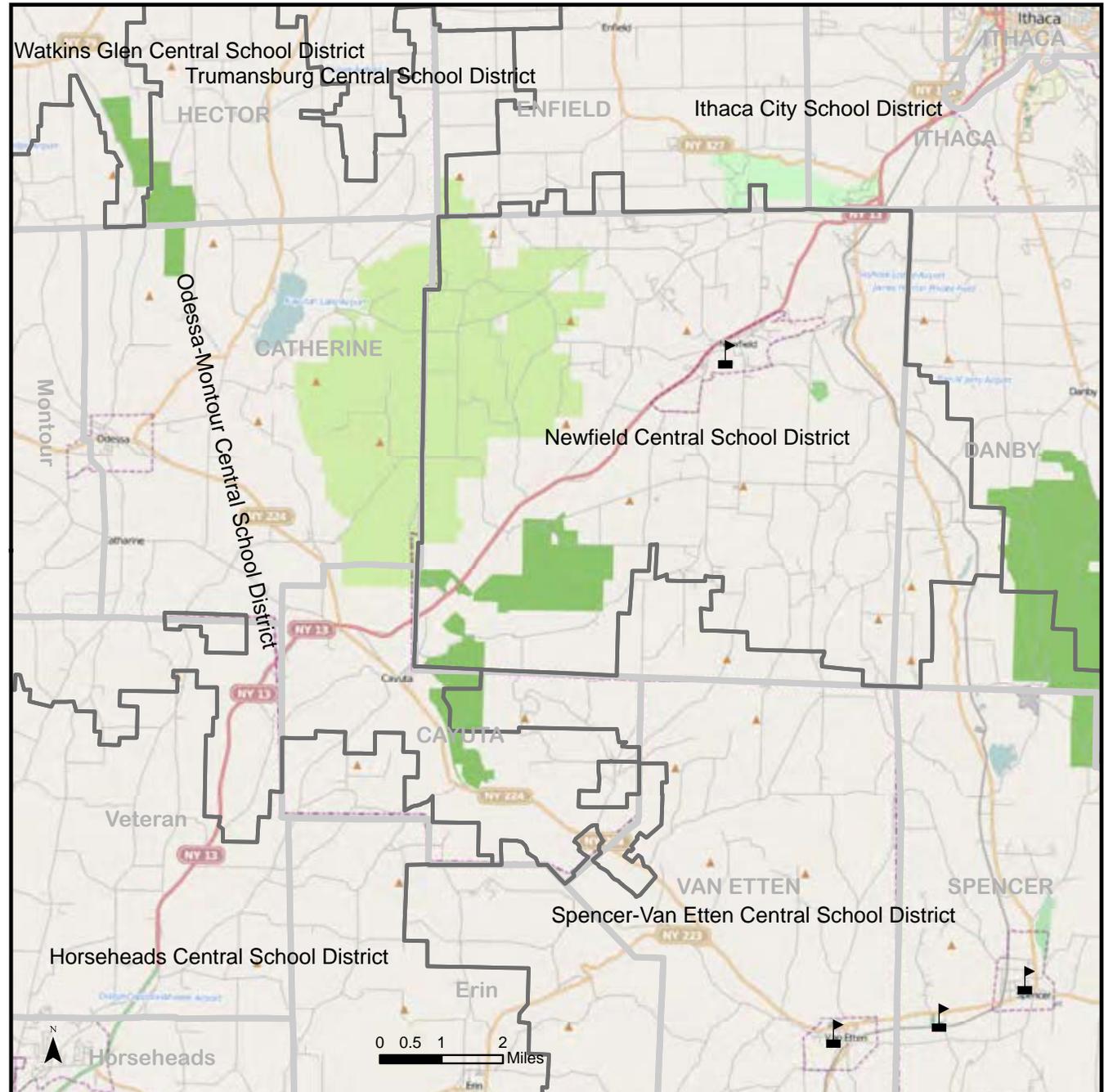
Sewer		Water	
	Comm/public		Comm/public
	Private		Private
	Unknown		None
Sewer Mains		Water Mains	
	Sewer Mains		District 1
			District 2

Map by: Chris Hayes
 New Permit source: Town of Newfield
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

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Map 6: Schools

-  School (Newfield or S-VE)
-  School Districts

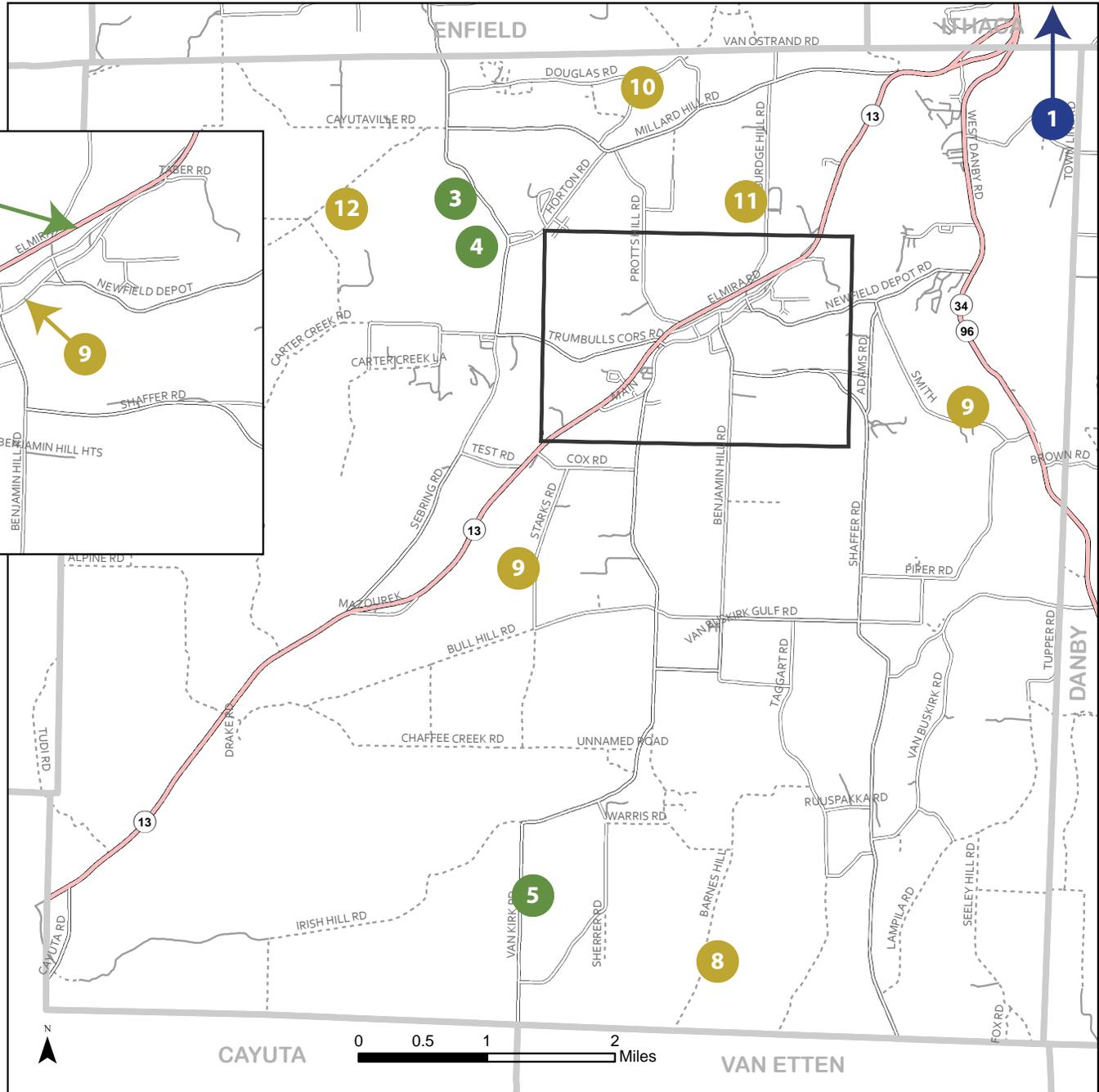
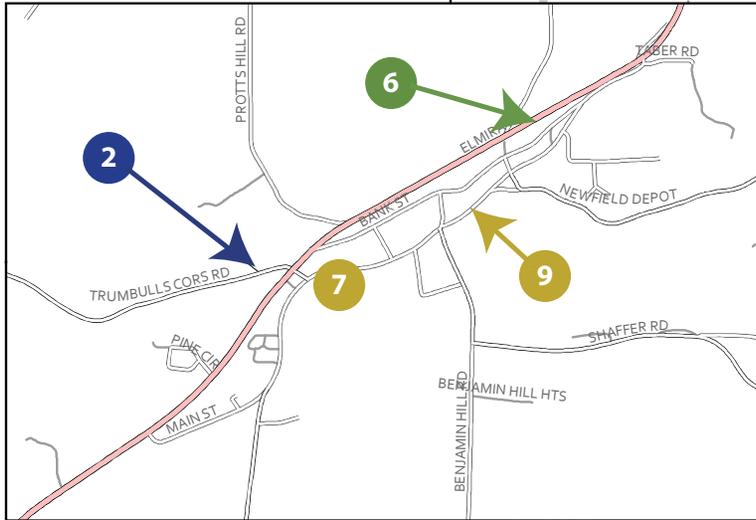


TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 School Location source: Google Earth
 Basemap: OpenStreet Maps
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

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Map 7: Highway Projects



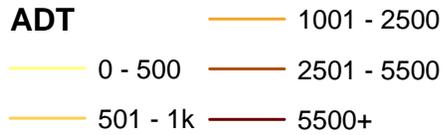
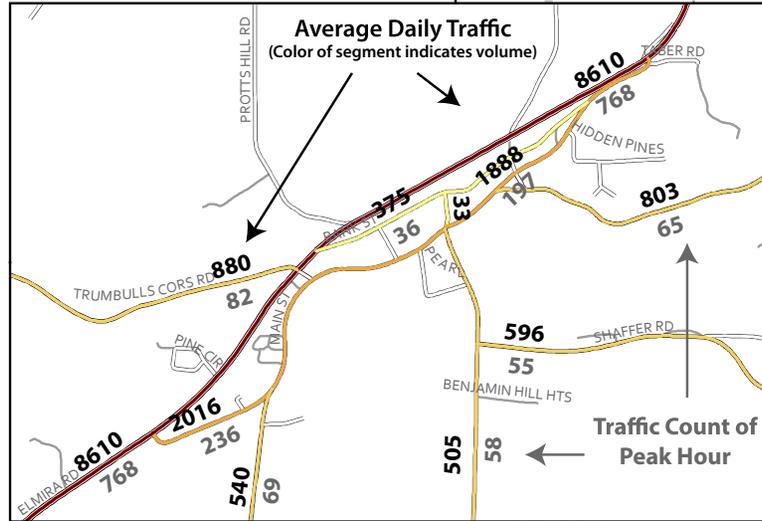
- State
- County
- Local
- - - Private
- - - Unpaved
- # Corresponds to Table 7.2 in Comp Plan

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Project source: ITCTC, Tompkins Co., Newfield Hwy.
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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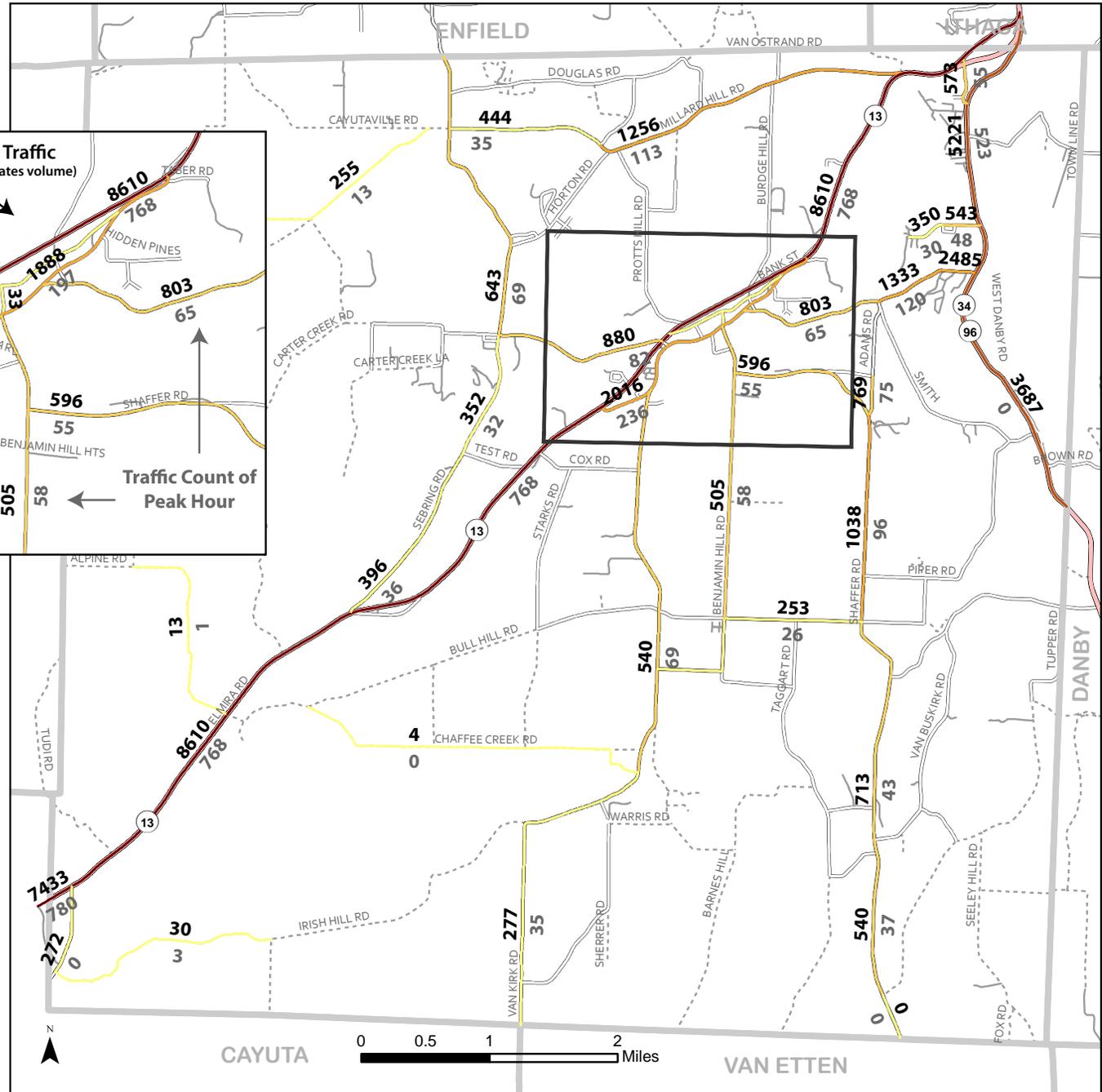
Map 8: Traffic Counts 2005-2010



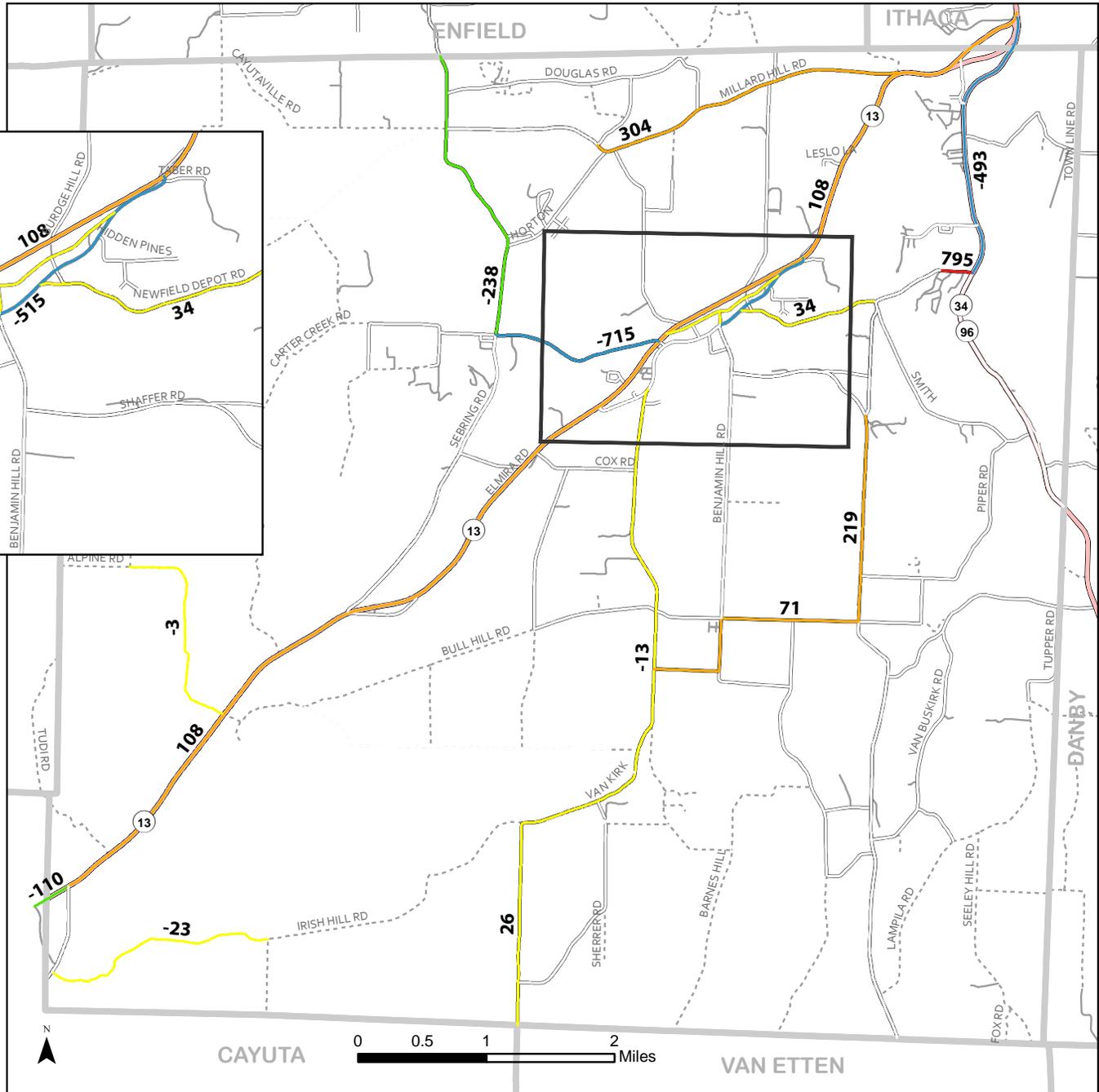
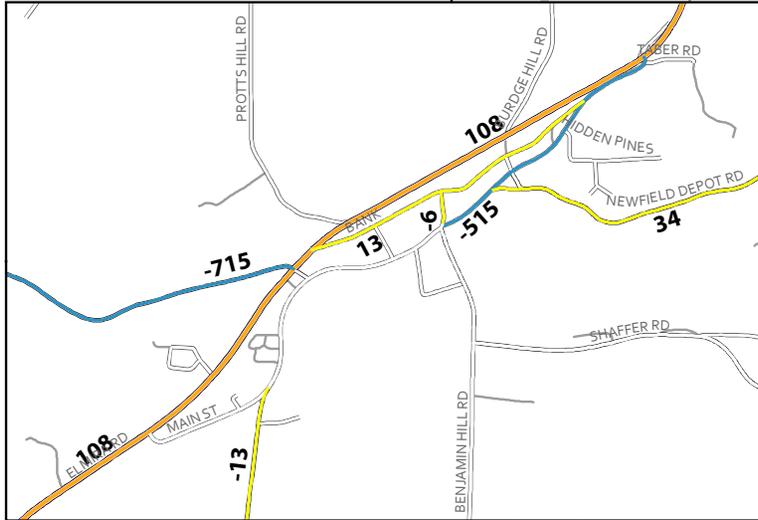
TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Traffic Counts source: ITCTC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 9: Traffic Change 2000-2010



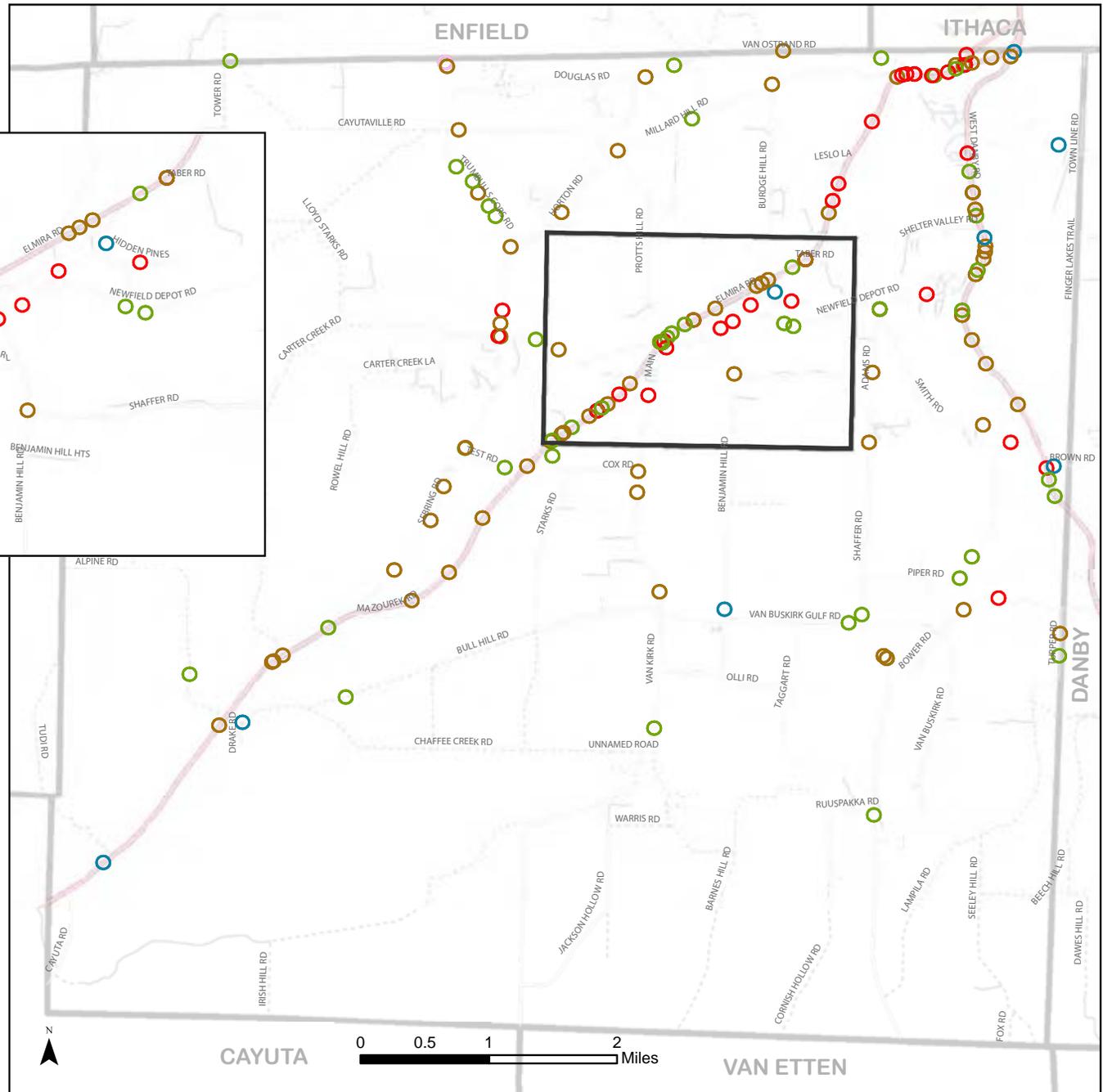
- 10 Year Change**
- 715 - -350
 - 349 - -40
 - Negligible
 - No Data
 - Negligible
 - 41 - 350
 - 351 - 795

Change is estimated change between 1999-2000 and 2009-2010 ADT.

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Traffic Counts source: ITCTC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 10: Collisions 2009



Collision with...

- Vehicle
- Animal
- Fixed Object
- Other/Unknown
- Pedestrian

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Collisions source: ITCTC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

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Map 11: Bike Suitability 2010

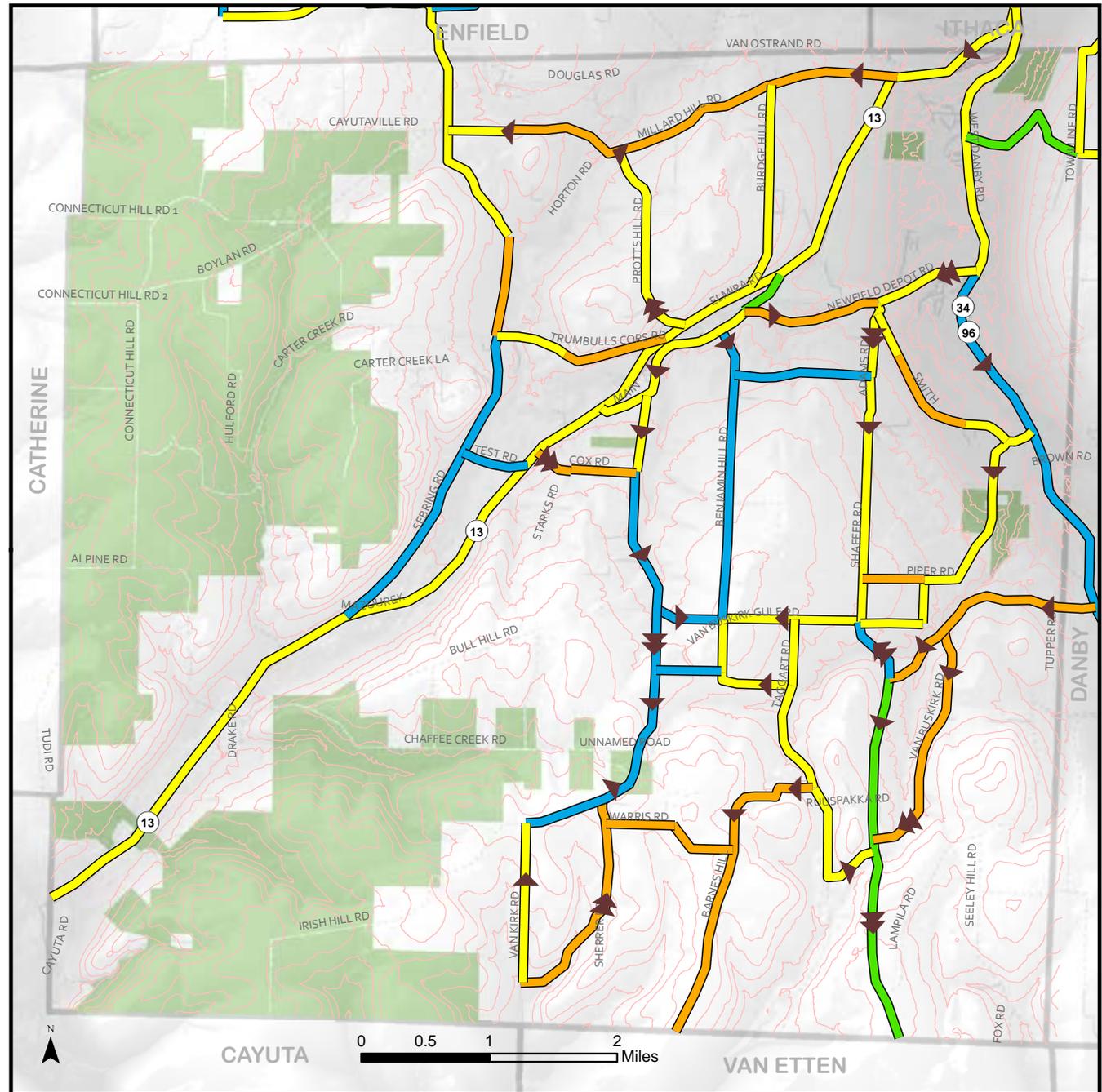
- █ Least Suitable
- █ Fair
- █ Good
- █ Very Good
- █ Excellent
- ▲ 4 to 8% Grade
- ▲ Greater than 8% Grade

Suitability based on road quality, shoulder width, speed limit, and traffic. For more information, visit www.tompkins-co.org/itctc/BikeSuitability/Map_Criteria_121906.pdf

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Suitability source: ITCTC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 12: Wind Resources

-  Commercial Potential
-  Small Scale - Other
-  Small Scale - Res
-  Small Scale - Ag
-  Transmission Line

Windspeed 80 m

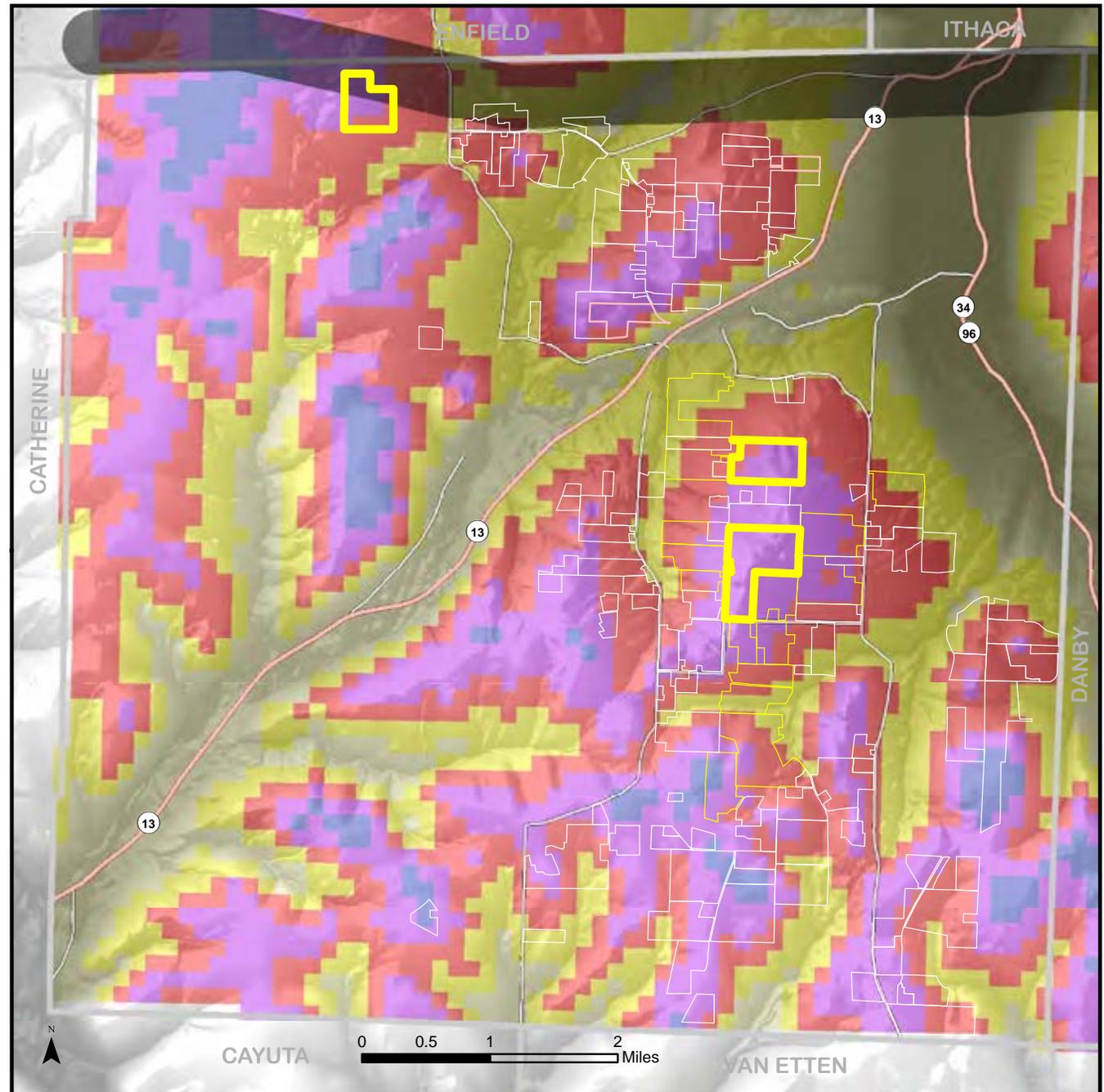
-  4 - 5.5 m/s
-  5.5 - 6 m/s
-  6 - 6.5 m/s
-  6.5 - 7 m/s
-  7 - 7.5 m/s

Parcels selected on size, viewshed, flat land, use, and windspeed.
See www.tompkins-co.org/planning/energyclimate/documents/Wind_BenKoffel_Final.pdf

TOWN OF NEWFIELD

Map by: Chris Hayes
Boundaries and Roads source: US Census Bureau
Wind Potential source: Koffel, Ben
Windspeed: AWS Truewind, CUGIR
Coordinate System: NAD_1983_UTM_Zone_18N
Projection: Transverse_Mercator
Date: April 30, 2013

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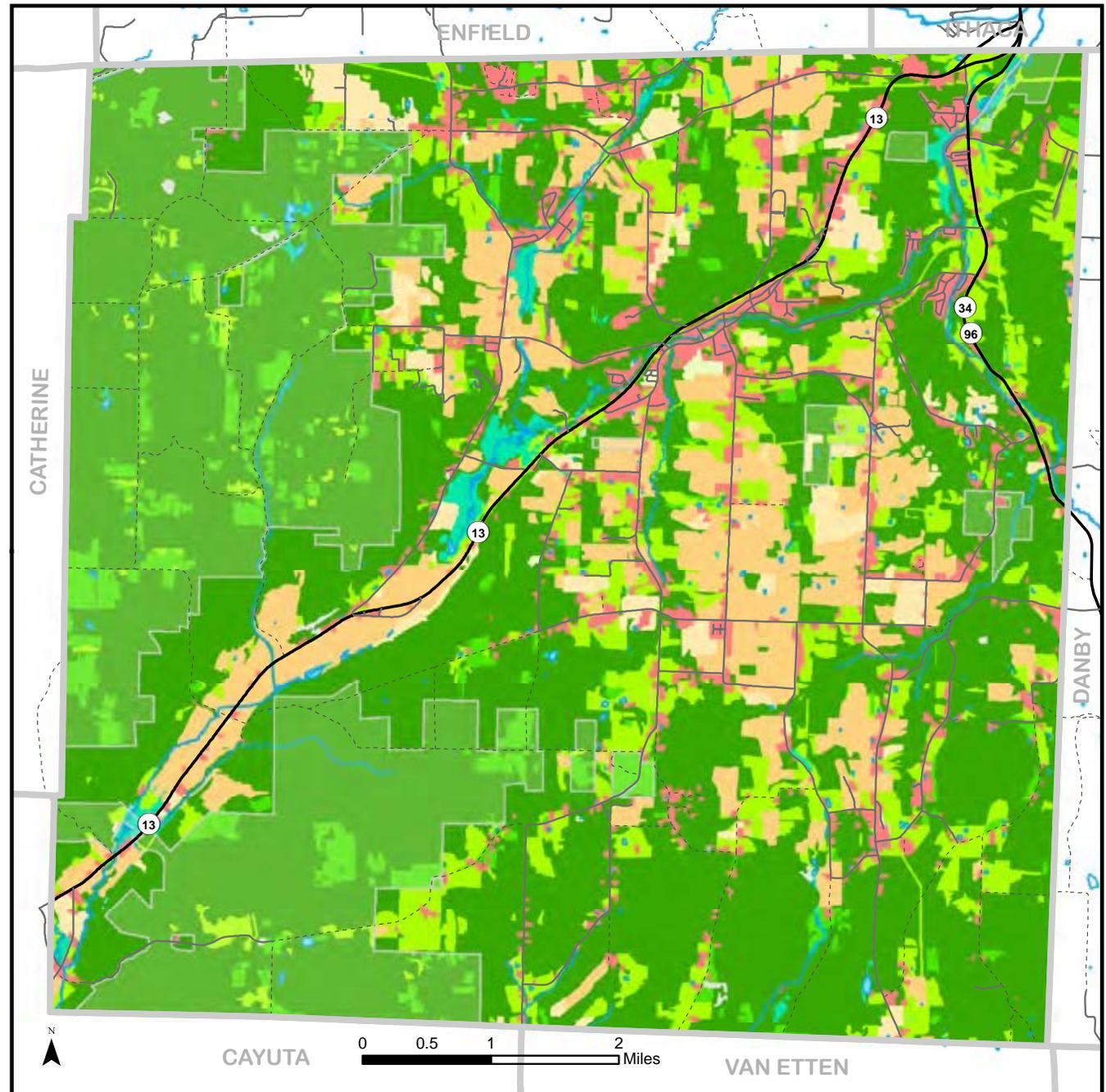
Map 13: Land Cover 2008

- Conservation Parcels
- Active Ag
- Inactive Ag
- Developed
- Abandoned/Barren
- Brush/Grassland
- Forest
- Plantation Forest
- Recreation/Cemetaries
- Sewage/Water Treatment
- Transportation
- Wetlands
- Lakes/Ponds

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 LULC source: Tompkins County Planning
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

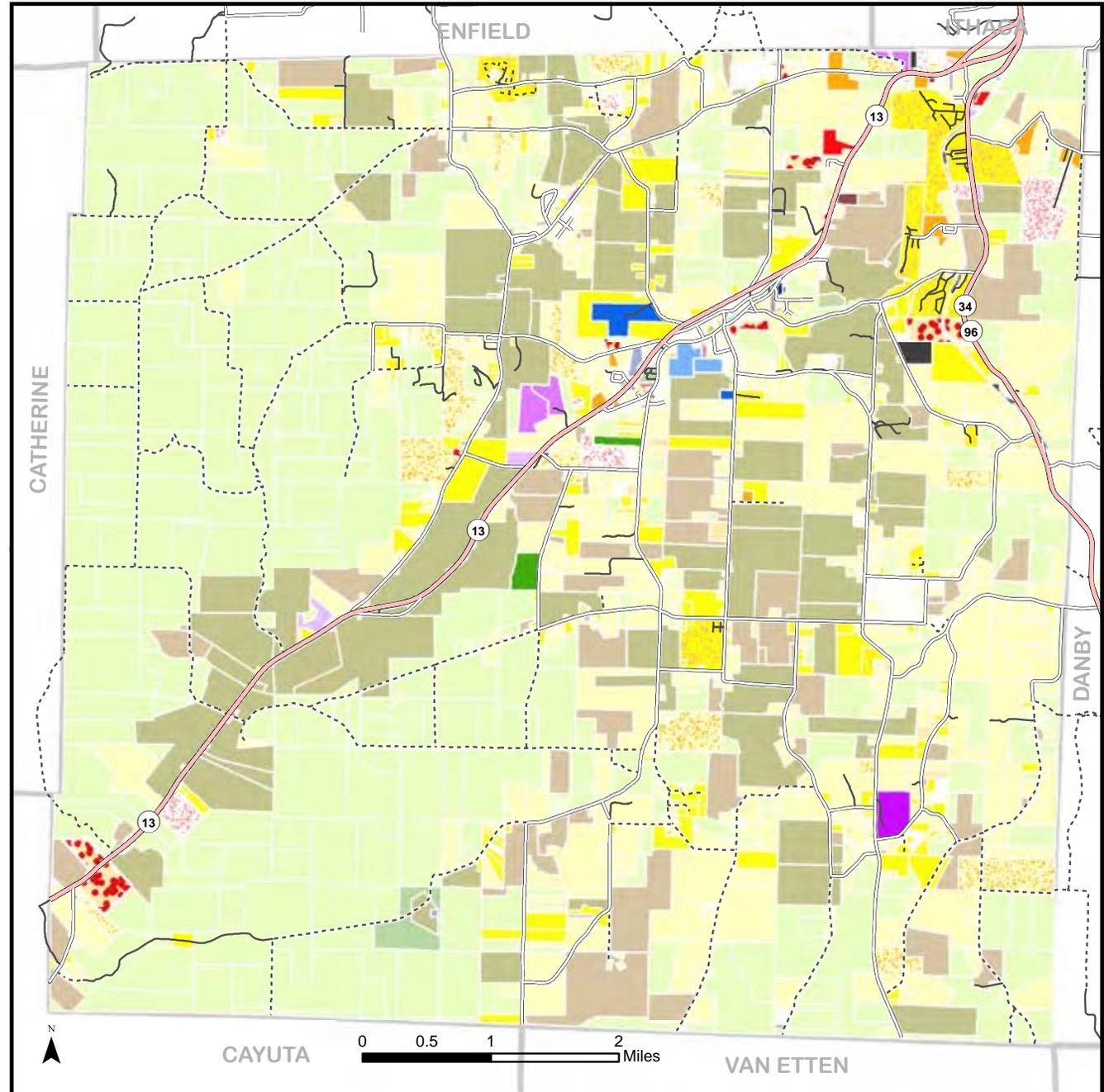
Although the Town of Newfield has made every effort to ensure accuracy, errors can occur. The Town does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data as is with the full knowledge that errors and omissions may exist, and to hold harmless the Town for any damages that may result from an inappropriate use of these maps.



Map 14: 2011 Assessment Data

- Vacant Residential Land
- Single Family Res; Rural Res
- Duplex
- Aged - home
- 3 Family Res/Apartment
- Multiple Residences on 1 parcel
- Manufactured Housing
- Mfg Housing Park
- Multiuse; Mixed Use
- Vacant Commercial Land
- Retail/Dining
- Auto
- Religious; Social org.
- Office bldg.
- Abandoned/Vacant Ag
- Agriculture; Orchard crop
- Att row bldg
- Billboard
- Open Space/Forest
- Cemetery
- Outdr sport; Park
- Warehouse
- Mine/quarry
- Manufacture
- Water/Sewer
- Govt bldgs
- Library; School
- Gas/Electric/Telecom
- Police/fire
- Garage/Parking
- RR
- Landfill; Solid waste
- Other

Map by: Chris Hayes
 Sources: US Census Bureau, TC Assessment
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013
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Map 15: Development Constraints

-  100-Year Floodplain
-  Unique Natural Areas
-  Conservation Parcels

Newfield Land Use

-  Developed
-  Open Space
-  Agriculture
-  Recreation
-  Water
-  Wetlands

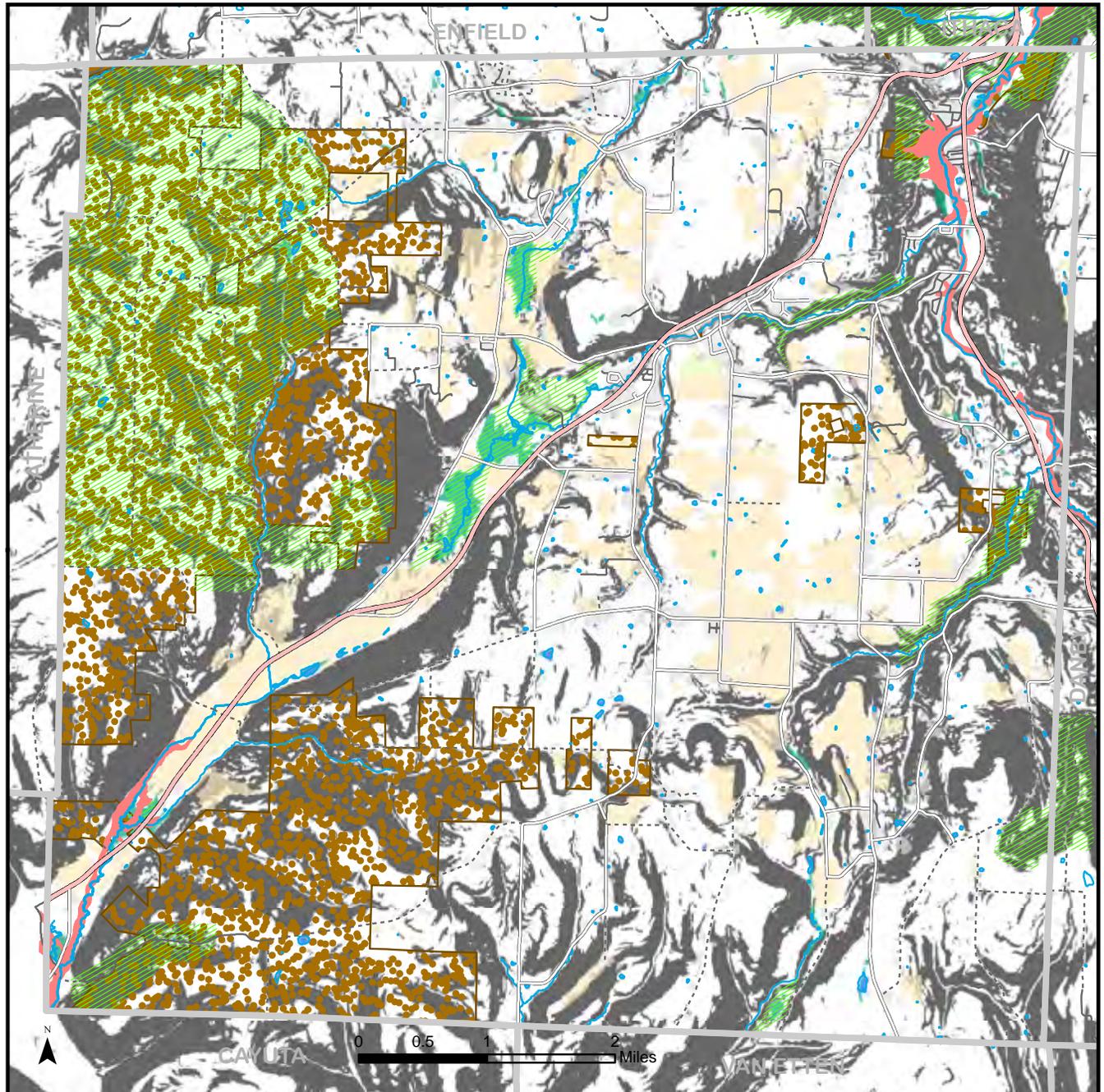
Slope

-  8% or less
-  8% to 15%
-  15% to 25%
-  25% or greater Slope

TOWN OF NEWFIELD

Map by: Chris Hayes
 Sources: TC Planning, TC Assessment, NYS DEC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 16: Building Permits 2007-2012

- Manufactured
- Single Family
- Multifamily or Conversion
- Commercial
- Demolition

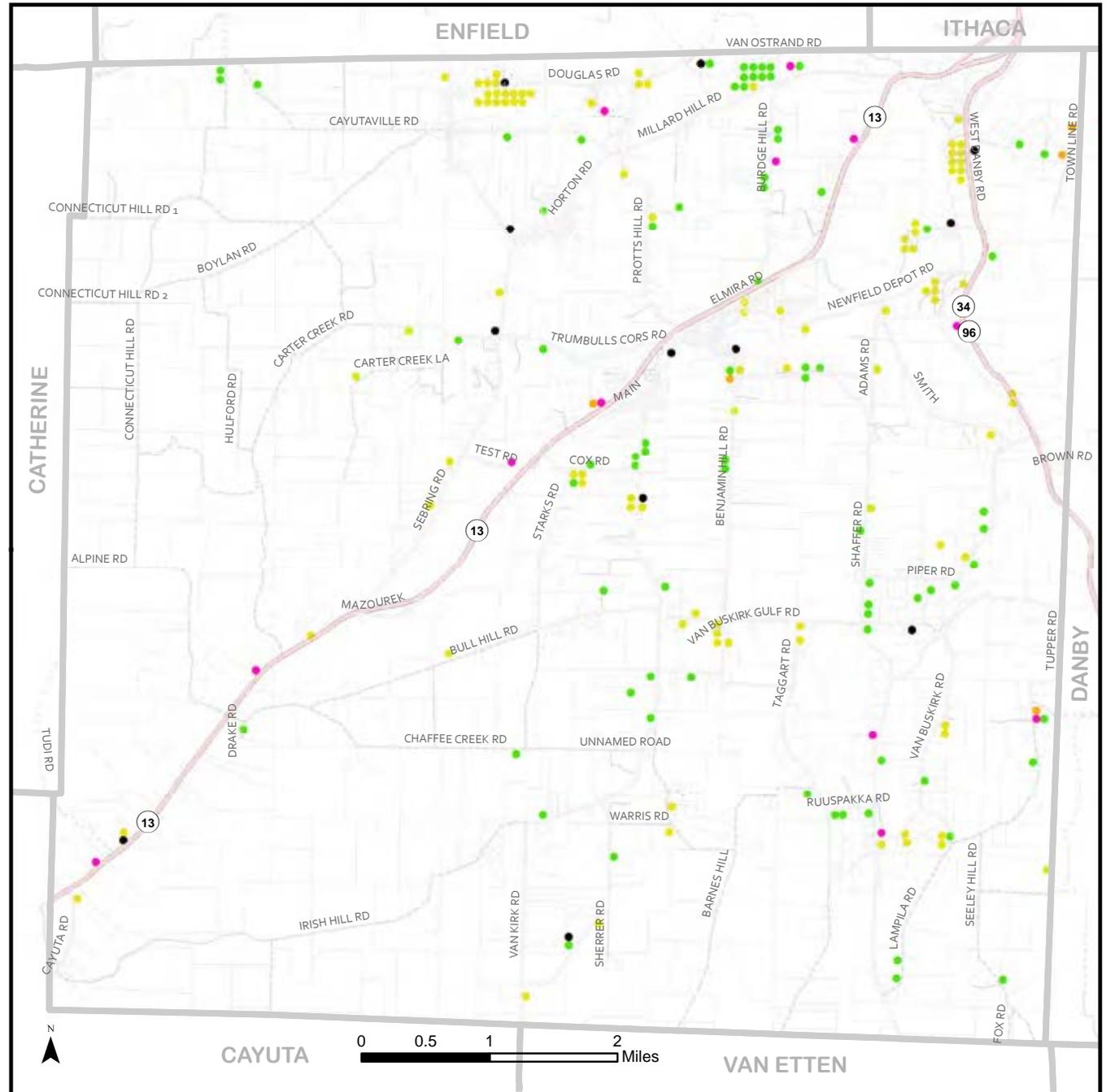
Map reflects location, not density.

Locations are generalized to protect privacy.

TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 New Permit source: Town of Newfield
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 17: Soils

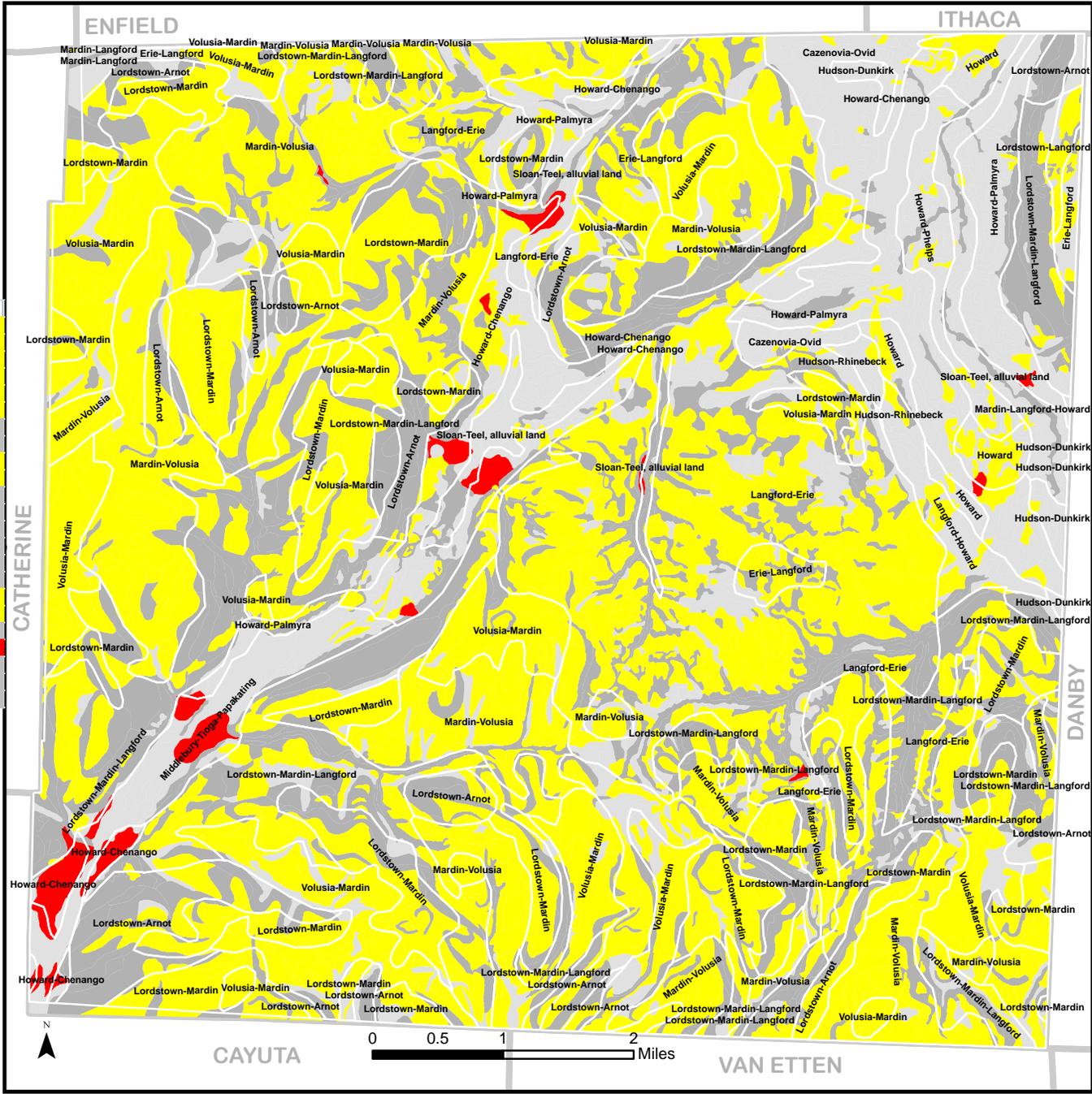
- Not on Chart
- Prime
- Statewide Importance
- Other Soil

Full Soil Type Name	Code	Acres	NY Soils
Volusia channery silt loam, 8 to 15%	Vbc	3,047	Statewide
Bath/Valois gravelly silt loam, 5 to 15%	BgC	2,806	Statewide
Mardin channery silt loam, 2 to 8%	MaB	2,758	Statewide
Mardin channery silt loam, 8 to 15%	MaC	2,404	Statewide
Volusia channery silt loam, 3 to 8%	Vbb	1,988	Statewide
Bath channery silt loam, 5 to 15%	BaC	1,814	Statewide
Bath and Valois soils, 25 to 25%	BoE	1,762	
Lordstown channery silt loam, 25 to 35%	LnE	1,661	
Langford channery silt loam, 2 to 8%	LaB	1,403	Statewide
Lordstown channery silt loam, 5 to 15%	LnC	1,345	Statewide
Bath channery silt loam, 15 to 25%	BaD	1,285	
Erie channery silt loam, 3 to 8%	EdB	1,133	
Lordstown channery silt loam, 15 to 25%	LnD	1,055	
Lordstown soils, 35 to 70%	LoF	1,044	
Bath/Valois gravelly silt loam, 15 to 25%	BgD	1,035	
Alluvial land	Ab	791	
Howard gravelly loam, 5 to 15% simple	HdC	754	Statewide
Langford channery silt loam, 8 to 15%	LaC	729	Statewide
Bath, Valois, and Lansing soils, 25 to 60%	BtF	536	
Chenango gravelly silt loam, fan, 0 to 8%	CnB	408	Prime
Wayland and Sloan silt loams	Ws	405	
Fresh water marsh	Fm	69	
Water	Ws	27	

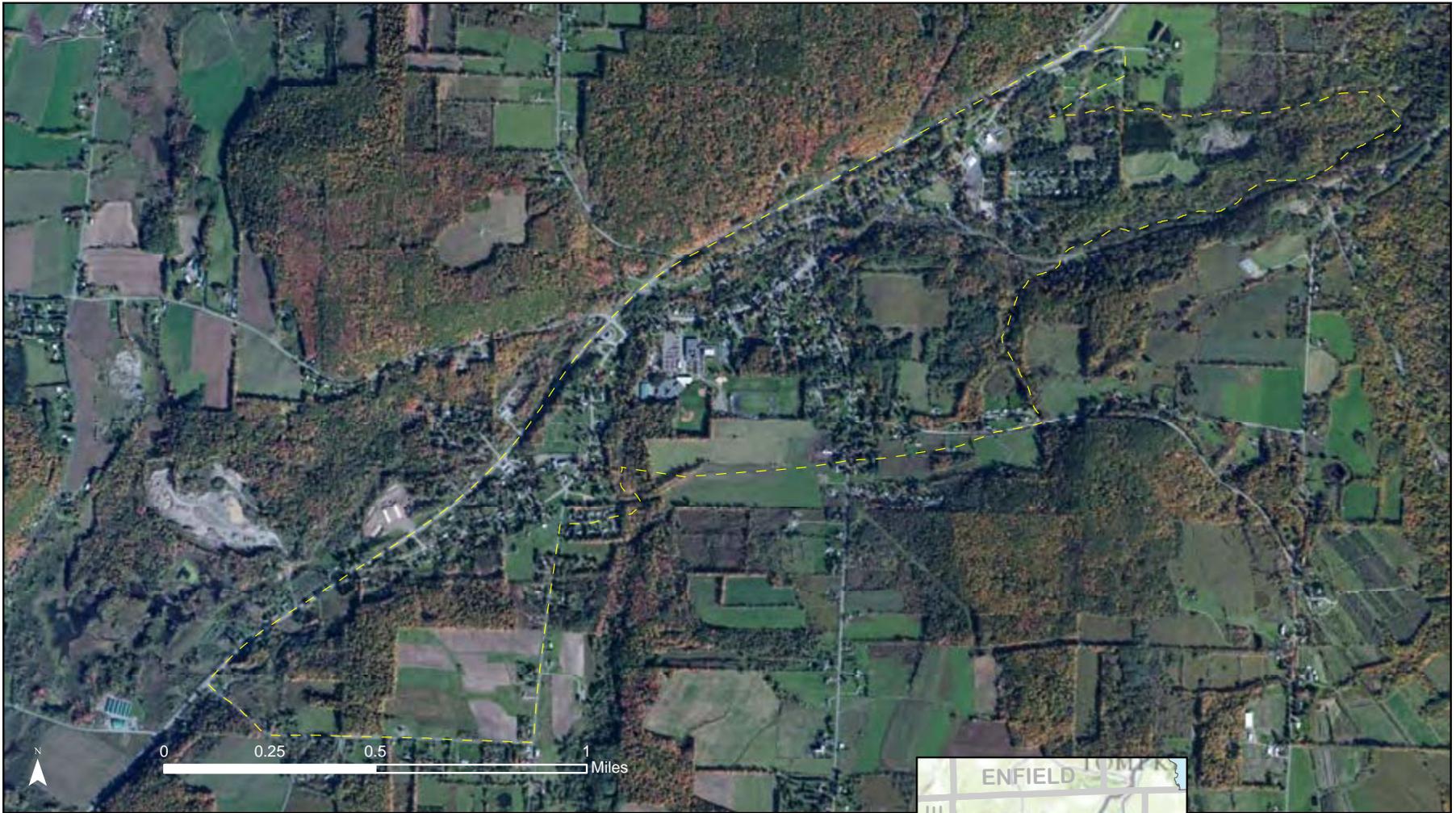
TOWN OF NEWFIELD

Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Soils source: USDA, CUGIR
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012

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Map 19: Hamlet Aerial

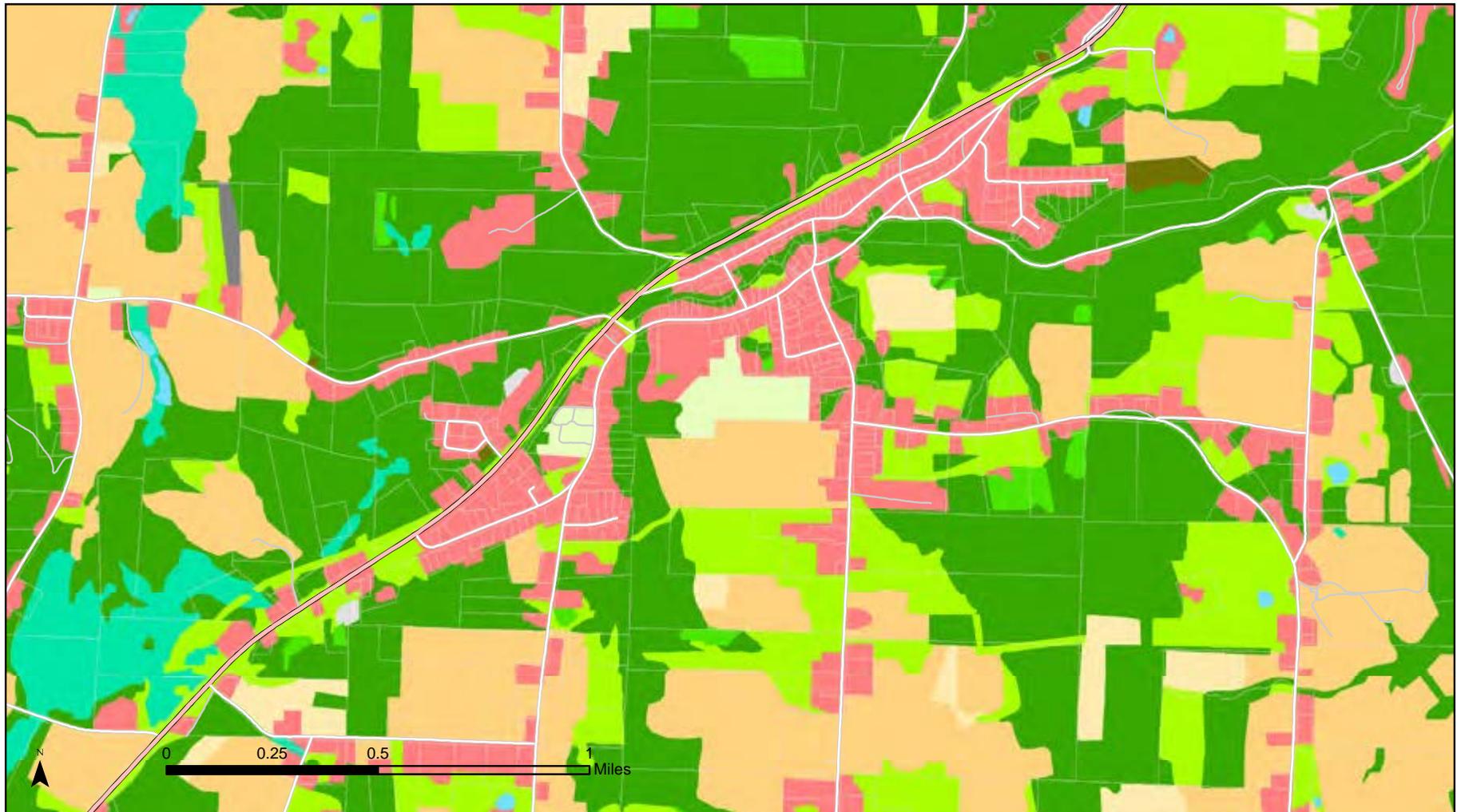


 Newfield CDP Boundary

Map by: Chris Hayes
Boundaries and Roads source: US Census Bureau
Basemap source: ESRI
Coordinate System: NAD_1983_UTM_Zone_18N
Projection: Transverse_Mercator
Date: April 30, 3013

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Map 20: Hamlet Land Cover 2008

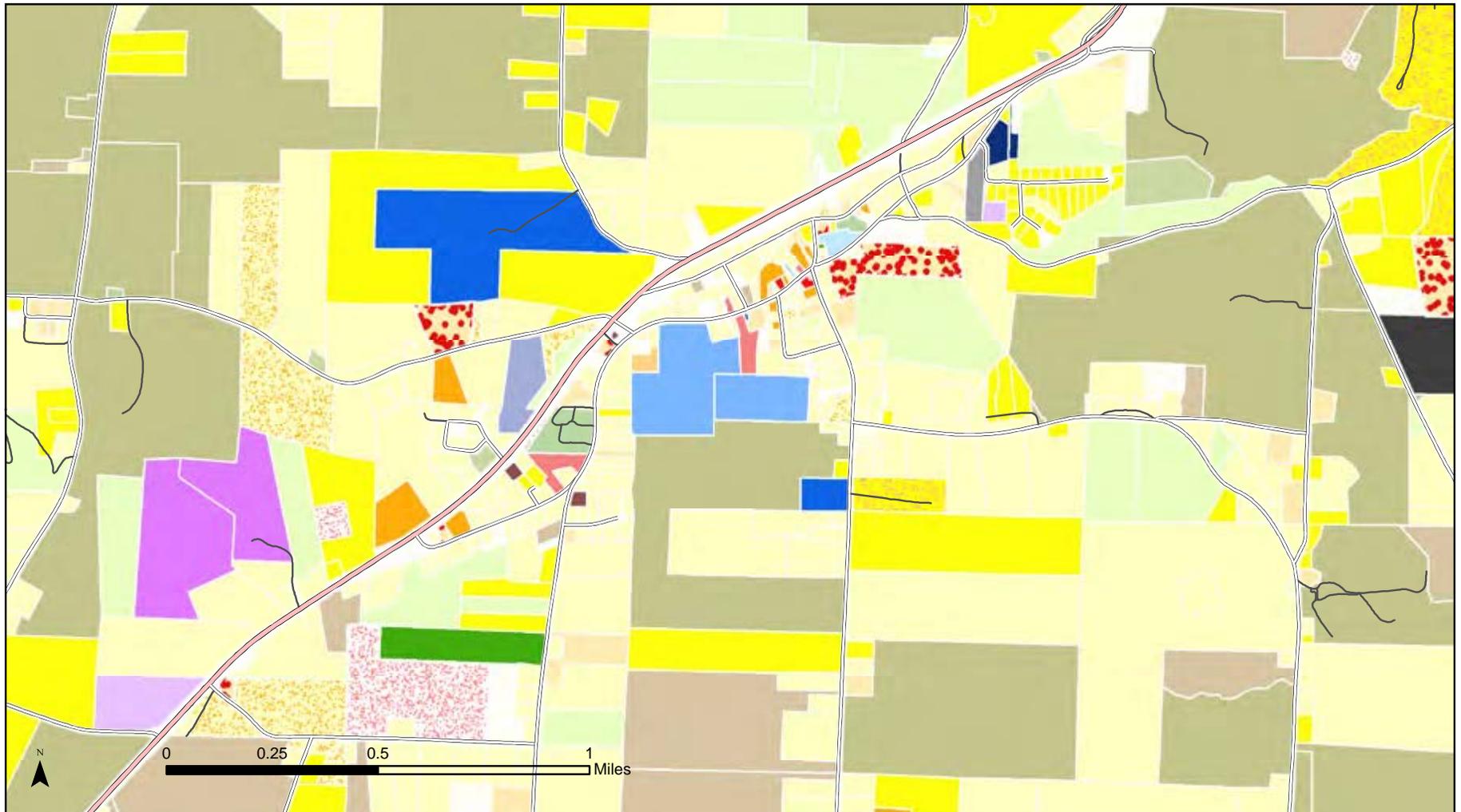


Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Basemap source: ESRI
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: July 2, 2012
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- | | | |
|--|---|--|
|  Active Ag |  Brush/Grassland |  Sewage/Water Treatment |
|  Inactive Ag |  Forest |  Transportation |
|  Developed |  Plantation Forest |  Wetlands |
|  Abandoned/Barren |  Recreation/Cemetaries |  Lakes/Ponds |

Map 21: Hamlet Assessment Data 2011



Map by: Chris Hayes

Boundaries and Roads source: US Census Bureau

Parcel Data source: Tompkins County Assessment

Coordinate System: NAD_1983_UTM_Zone_18N

Projection: Transverse_Mercator

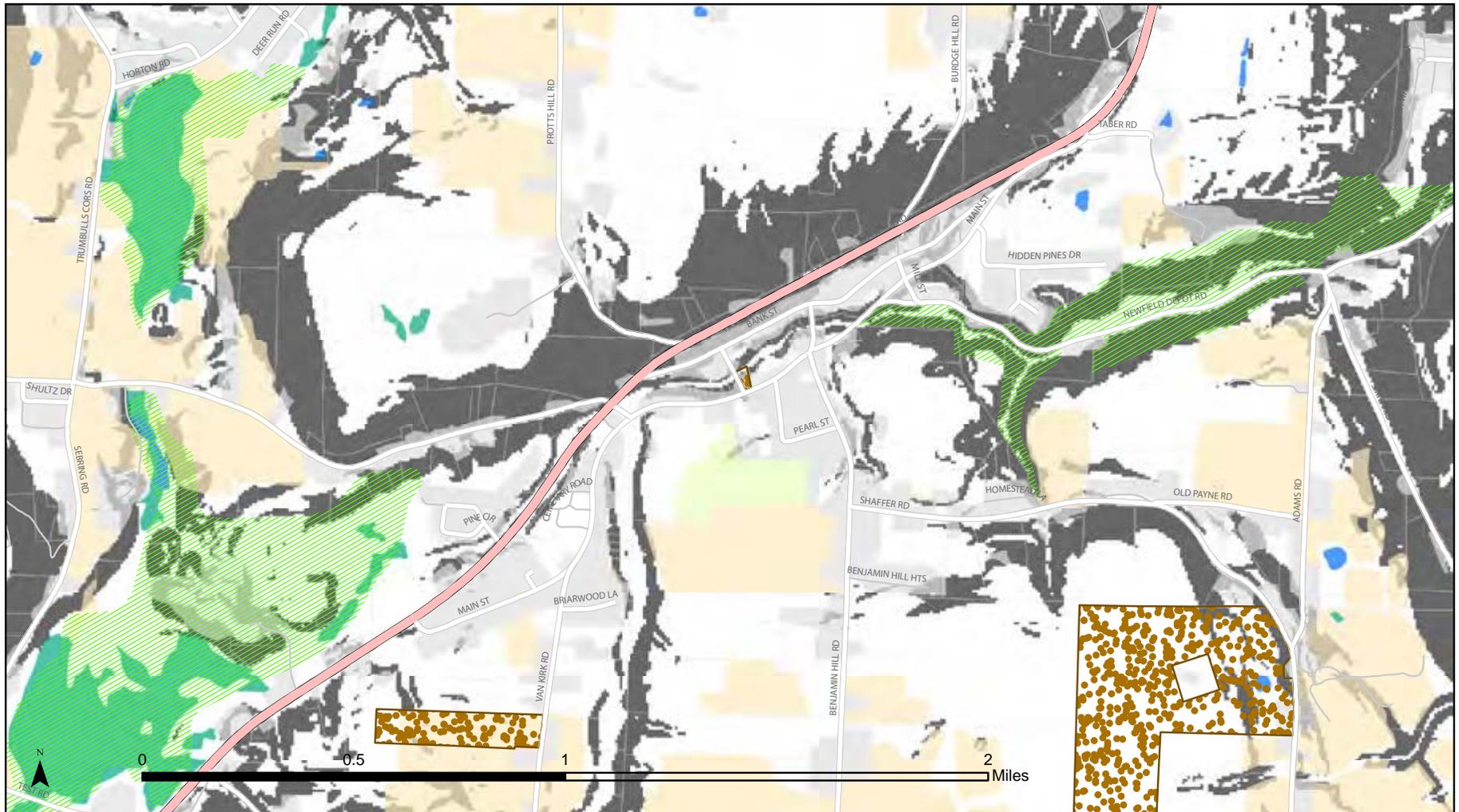
Date: April 30, 2013

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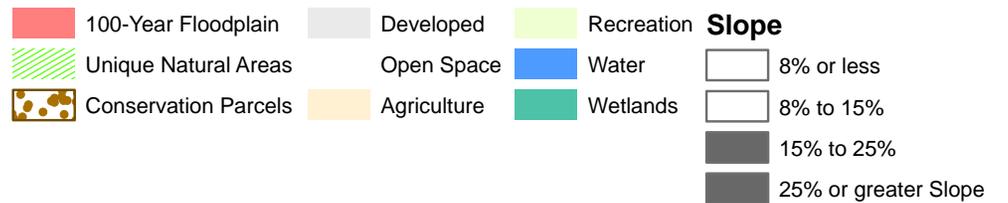


Map 22: Hamlet Development Constraints

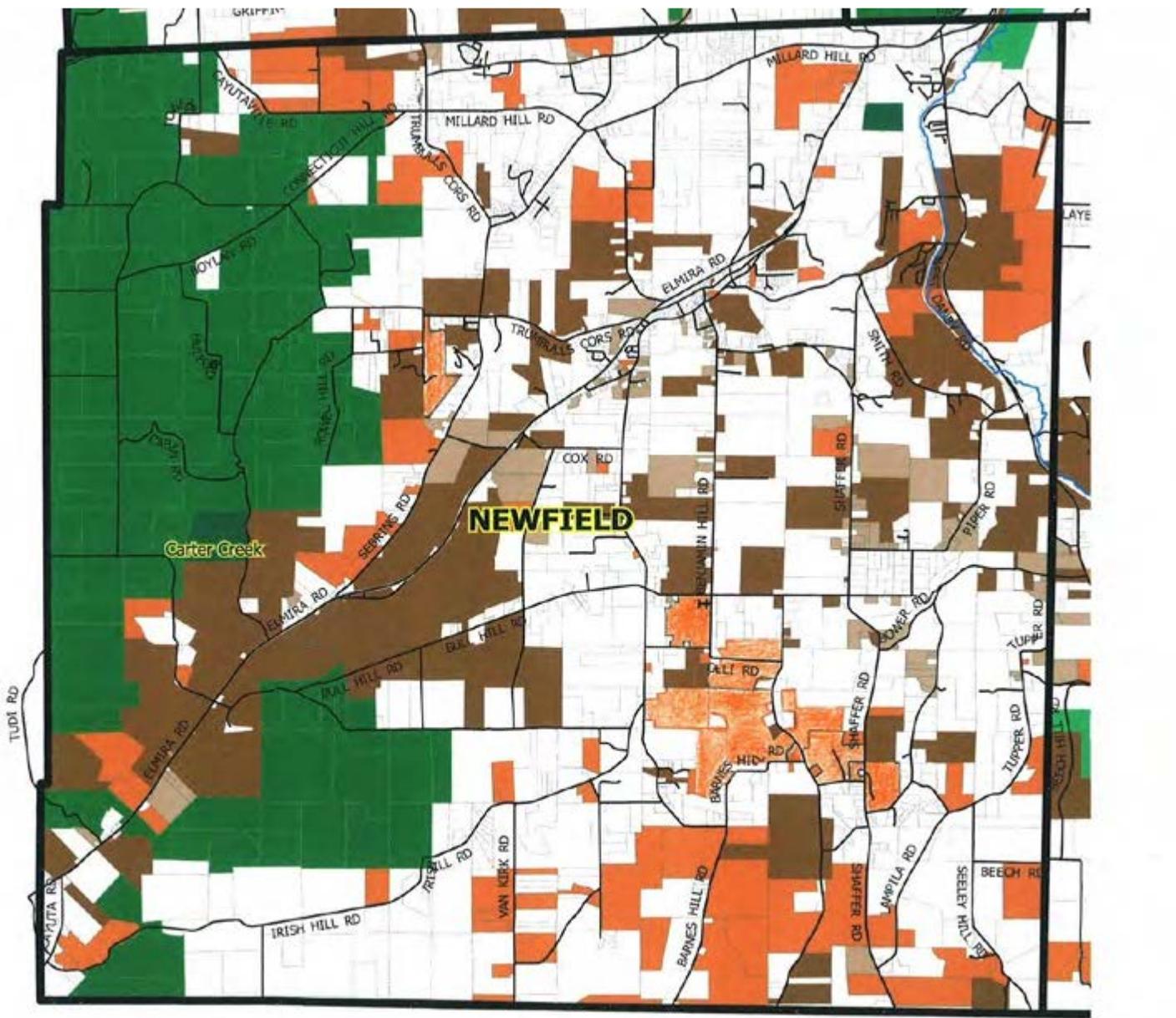


Map by: Chris Hayes
 Boundaries and Roads source: US Census Bureau
 Sources: TC Assessment, TC Planning, NYS DEC
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: April 30, 2013

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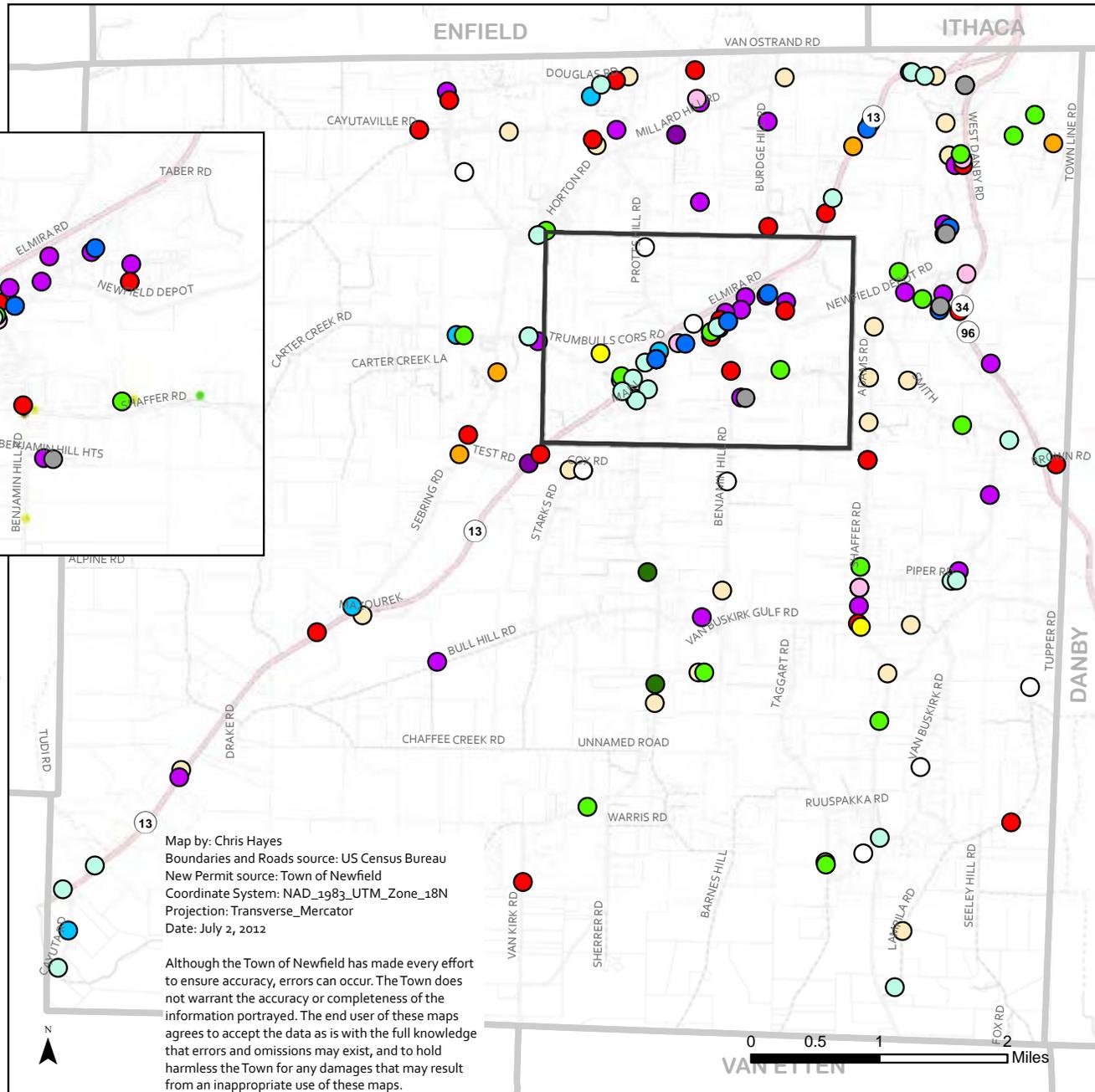
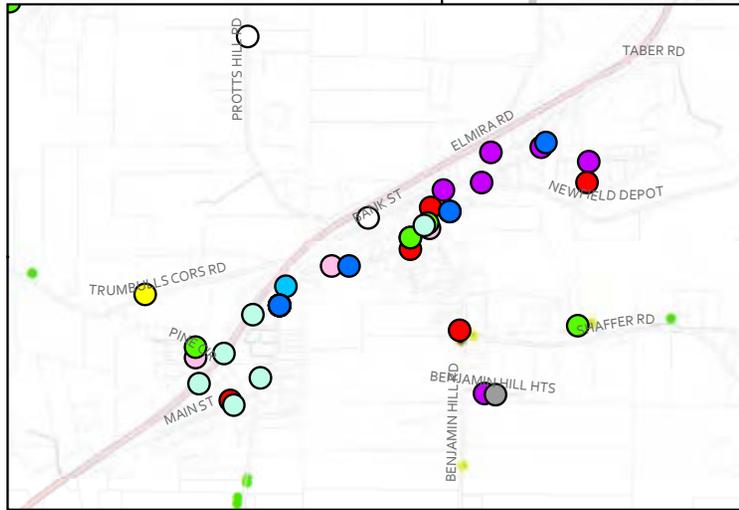
Map 23: Gas Leases



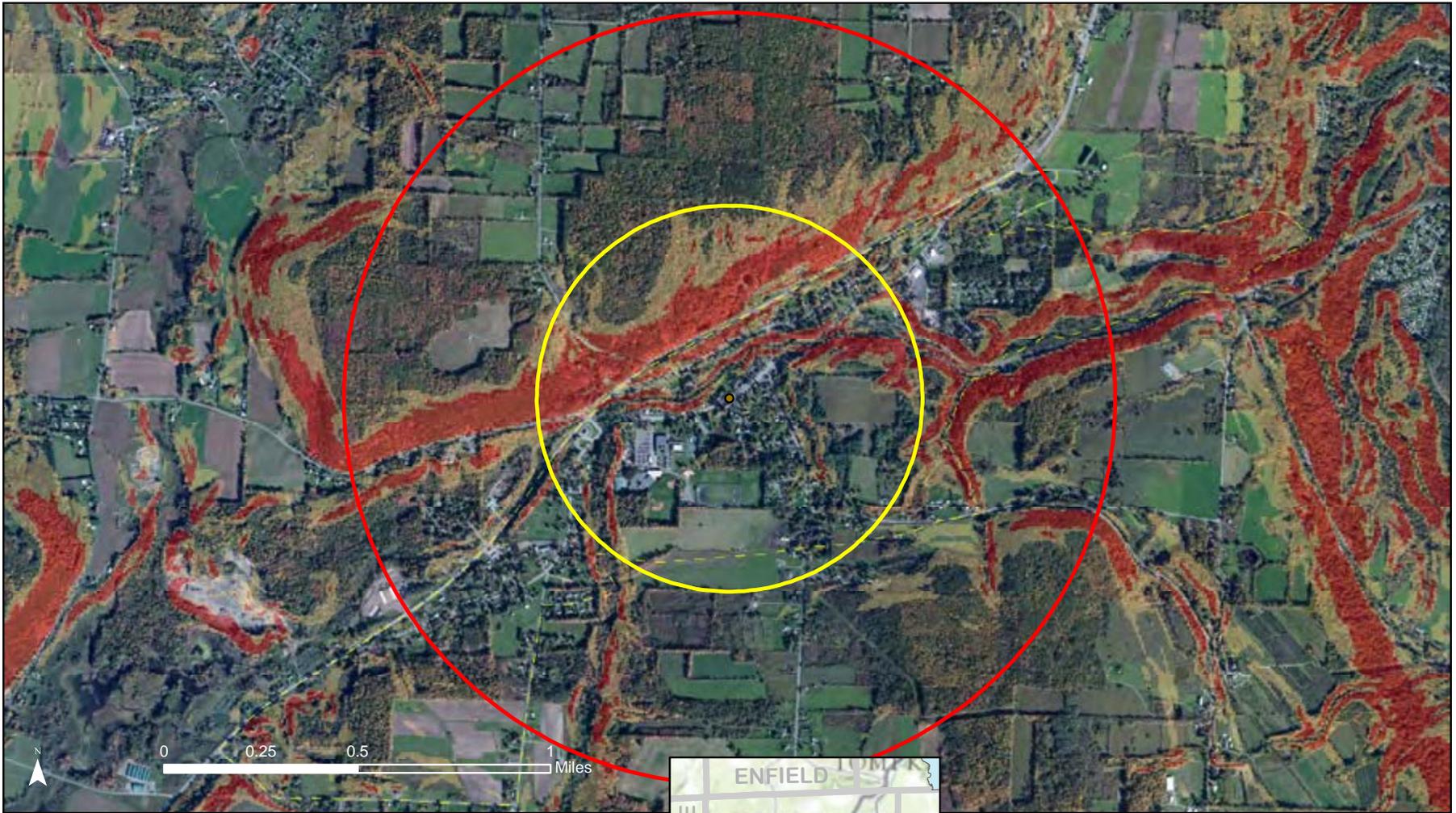
Not Leased: ■ Preserves* ■ State Land ■ Other Lands
■ Cornell Natural Areas ■ Surface Rights Unknown
■ Surface Rights Granted ■ Leased State Land
■ New Known Leases after June 2009 ■ No Surface Rights Granted

Source: www.TCgasmapi.org

Map 24: Businesses and Employers



Map 25: Hamlet 1/2 Mile Comfortable Walk



Map by: Chris Hayes
 Basemap source: ESRI
 Coordinate System: NAD_1983_UTM_Zone_18N
 Projection: Transverse_Mercator
 Date: June 5, 2013

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Yellow ring represents 1/2 mile, the distance studies show most people are willing to walk. Because slope impacts walkability, areas of steep slope have been highlighted in red.

