

Draft
Town of Enfield
Special Planning Board Meeting
Enfield Court House and via Zoom
Wednesday, July 21, 2021
7:00 p.m.

Present in Person: Planning Board Chairperson Dan Walker, Planning Board Member Ann Chaffee, Code Enforcement Officer Alan Teeter, Town Supervisor Stephanie Redmond, Town Deputy Clerk Alice Linton, Town Resident Patrick Head. Present via Zoom: Planning Board Members Mike Carpenter and Henry Hansteen, Alternate Planning Board Member Aaron Abb, Town Councilpersons Jude Lemke and Robert Lynch.

Chairperson Dan Walker called the meeting to order at 7:08 p.m. Dan explained that at the regular meeting two weeks ago there wasn't a quorum present. This special meeting was called so subdivision approvals could be voted on prior to the August meeting.

Approval of Minutes: Postponed until the regular August meeting.

Review Head Subdivision, Enfield Center Road, Tax Parcel #10.-1-5.29: Dan shared a survey map of the proposed 4 lot subdivision. The 5th lot shown on the map will be consolidated with one of the other lots. He reviewed the Short Environmental Assessment Form Part 2 and Part 3 that were submitted and found no environmental impact.

Dan Walker moved, with a second by Ann Chaffee to approve **PB Resolution No. 2021-10: SEQR, Patrick Head Subdivision, Enfield Center Road, Enfield, NY, Tax Parcel #10.-1-5.29**

WHEREAS:

1. This action is Consideration of Subdivision Approval for a 4 lot subdivision located on Enfield Center Road at the intersection with South VanDorn Road in the Town of Enfield, Patrick Head, Owner; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the Patrick Head 4 lot subdivision proposal; and
3. The Planning Board, on July 21, 2021, has reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, prepared and submitted by the Applicant; Survey Map Showing Lands of Patrick Head prepared by T.G. Miller PC dated 5/10/2021; and
4. The Planning Board on July 21, 2021, has prepared a Short Environmental Assessment Form Parts 2 and 3;

NOW, THEREFORE BE IT RESOLVED:

That the Town of Enfield Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced action as proposed, based on the information in the SEAF Part 1 and for the reasons set forth in the SEAF Parts 2 and 3, and, therefore, an Environmental Impact Statement will not be required.

Vote: Dan Walker, aye; Ann Chaffee, aye; Mike Carpenter, aye; Henry Hansteen, aye. Carried

Mike noted that approval by the Town of Enfield does not guarantee Health Department approval. Before a building permit is issued, a septic system permit will be needed.

Ann Chaffee moved, with a second by Mike Carpenter to approve **PB Resolution No. 2021-11: Subdivision Approval, Patrick Head Subdivision, Enfield Center Road, Enfield, NY, Tax Parcel #10.-1-5.29**

WHEREAS:

1. This action is Consideration of Subdivision Approval for a 4 lot subdivision located on Enfield Center Road at the intersection with South VanDorn Road in the Town of Enfield, Patrick Head, Owner; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the Patrick Head subdivision proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, prepared and submitted by the Applicant; and prepared a Short Environmental Assessment Form Parts 2 and 3; and
3. The Planning Board, on July 21, 2021, has reviewed and accepted the subdivision drawings entitled Survey Map Showing Lands of Patrick Head prepared by T.G. Miller PC dated 5/10/2021; and other application materials;

NOW, THEREFORE BE IT RESOLVED:

That the Town of Enfield Planning Board hereby grants subdivision approval for the above referenced action as proposed, with the condition that parcel "E" will be combined with Tax Parcel #10.-1-5.22.

Vote: Dan Walker, aye; Ann Chaffee, aye; Mike Carpenter, aye; Henry Hansteen, aye. Carried

Review Sketch Plan for Rothermich Road Subdivision Tax Parcel #8.-1-18.722: Dan explained a portion of the property was sold to a new owner who is considering subdividing their property. This item was not on the agenda for action.

Review 237 Iradell Road Subdivision Tax Parcel #3.-3-4.22: Dan explained the owner, Mark Smith, is proposing to subdivide the parcel into 3 parcels. Lot 2 is to be sold to the owner of the property on the south, which is landlocked, which will make this a legal parcel. The other 2 lots will have 150' and 174' of frontage which would make the properties legal for health department purposes. Mark Smith has completed Part 1 of the Short Environmental Assessment Form. Part 2 and Part 3 have all of the elements of a small or no impact.

Ann Chaffee moved, with a second by Mike Carpenter, to approve **PB Resolution No. 2021-12: SEQR, Mark Smith Subdivision, 237 Iradell Road, Enfield, NY, Tax Parcel #3.-3-4.22**

WHEREAS:

1. This action is Consideration of Subdivision Approval for a 3 lot subdivision located at 237 Iradell Road in the Town of Enfield, Mark Smith, Owner; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the Mark Smith 3 lot subdivision proposal; and

3. The Planning Board, on July 21, 2021, has reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, prepared and submitted by the Applicant; Survey Map Showing Lands of Mark L. Smith prepared by T.G. Miller PC dated 6/9/2021; and
4. The Planning Board on July 21, 2021, has prepared a Short Environmental Assessment Form Parts 2 and 3;

NOW, THEREFORE BE IT RESOLVED:

That the Town of Enfield Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced action as proposed, based on the information in the SEAF Part 1 and for the reasons set forth in the SEAF Parts 2 and 3, and, therefore, an Environmental Impact Statement will not be required.

Vote: Dan Walker, aye; Ann Chaffee, aye; Mike Carpenter, aye; Henry Hansteen, aye. Carried

Ann Chaffee moved, with a second by Henry Hansteen, to approve **PB Resolution No. 2021-13: Subdivision Approval, Mark Smith Subdivision, 237 Iradell Road, Enfield, NY, Tax Parcel #3.-3-4.22**

WHEREAS:

1. This action is Consideration of Subdivision Approval for a 3 lot subdivision located at 237 Iradell Road in the Town of Enfield, Mark Smith, Owner; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the Mark Smith subdivision proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, prepared and submitted by the Applicant; and prepared a Short Environmental Assessment Form Parts 2 and 3; and
3. The Planning Board, on July 21, 2021, has reviewed and accepted the subdivision drawings entitled Survey Map Showing Lands of Mark L. Smith prepared by T.G. Miller PC dated 6/9/2021; and other application materials;

NOW, THEREFORE BE IT RESOLVED:

That the Town of Enfield Planning Board hereby grants subdivision approval for the above referenced action as proposed.

Discussion: Dan stated this property adjoins a county highway and the action has been submitted to the Tompkins County Planning Board for a 239 Review. However, that Planning Board won't be meeting for several weeks, so a super majority vote will be needed by the Town of Enfield Planning Board for approval if Tompkins County has any comments. Since a super majority vote of the Enfield Planning Board would be 4 votes, there should be no problem. Alan mentioned he had spoken with Scott Doyle of the County Planning Board and he didn't foresee any problems with approval.

Vote: Dan Walker, aye; Ann Chaffee, aye; Mike Carpenter, aye; Henry Hansteen, aye. Carried

Discussion of Proposed Site Plan Review Law Modification for Drinking Water Protection: Dan stated the Enfield Water Protection Committee had asked the Enfield Planning Board for comments on their draft Town of Enfield Drinking Water Protection Law. Dan looked the proposed law over and felt all

was reasonable. He asked that Planning Board members send him written comments prior to the August Planning Board meeting so there could be discussion.

Mike suggested reading through the proposed law at the August meeting so answers to questions could be obtained and then the Planning Board could vote at their September meeting.

It was suggested that the discussion would be easier if all members were in the same room. In the future, if Planning Board members attend via Zoom they will need to have their home addresses posted in advance to meet legal requirements.

Other Business: Town Supervisor Stephanie Redmond suggested the Planning Board ratify the resolutions passed at this meeting at a future meeting where a quorum would be in physical attendance to avoid any questions in the future.

Adjournment: Ann Chaffee moved to adjourn the meeting at 7:50 p.m. All in favor.

Respectfully submitted,

Alice Linton
Deputy Town Clerk