

SECTION 4 – LAND USE



2050 VISION

The Town of Enfield is a community residents are proud to call "home". We are a regional leader in environmental preservation, agriculture, and safe and compatible renewable energy development.

Enfield values its farmland and the infrastructure that supports it, recognizing that an agricultural base provides for the rural landscape we so enjoy. Preserving prime farmland is a priority for the town.

Residential renewable energy installations, as well as conservation efforts, show a conscious effort to protect our environmental and resources in the present and for future generations. Commercial renewable energy development is managed to provide a balance between energy needs that safeguard our environment and respect for our rural agriculturally productive landscape.

The Town of Enfield offers opportunities for affordable housing and commercial economic development respective of our rural character and natural beauty, while protecting the property rights of landowners.

The town has adequate resources and infrastructure to support our thriving community. Enfield continues to provide a safe and beautiful environment in which to live and do business. Residents actively work to advance common values and goals to preserve our rural landscape for generations present and future to live with.

INTRODUCTION

The Town of Enfield is committed to maintaining its rural landscape by ensuring that existing and potential development enhances the safety and quality of life of our residents. Enfield residents wish to maintain a balance between the land entitlements of individual property owners and the goals of the community at-large. The Town aims to provide adequate public services, practice good planning principles, and ensure that growth is thoughtfully incorporated into the existing Enfield community as to enhance a variety of land uses.

The Land Use section reflects a commitment to all aspects of this Plan, informing us as to how our use of the land and what is built therein in the Town of Enfield supports the goals and actions of each section. The Comprehensive Plan serves as a tool for policymakers, citizens, and developers.

This section will serve to inform interested parties of the intentions for development and growth presently and with forward vision.

The Town of Enfield is comprised of 36.9 square miles in Tompkins County, New York. It also includes the unincorporated hamlet of Enfield Center. This is a small residential area in which the Town Hall, Highway Department storage facility, Community Building/Town Court, Grange Hall, Volunteer Fire Company, and existing and former church buildings are located.

In addition to a growing number of single-family homes, farms constitute a large percentage of the land use in the Town of Enfield. Most of the acreage is part of a protected Agricultural District. Enfield is also home to several recreational parks and preserves.

Several large-scale solar PV operations have been constructed by Renovus Solar and Delaware River Solar in the Town of Enfield since 2016.

NUMBER OF PARCELS BY LAND USE TYPE (PROPERTY CLASS)
TOTAL PARCELS = 1,725

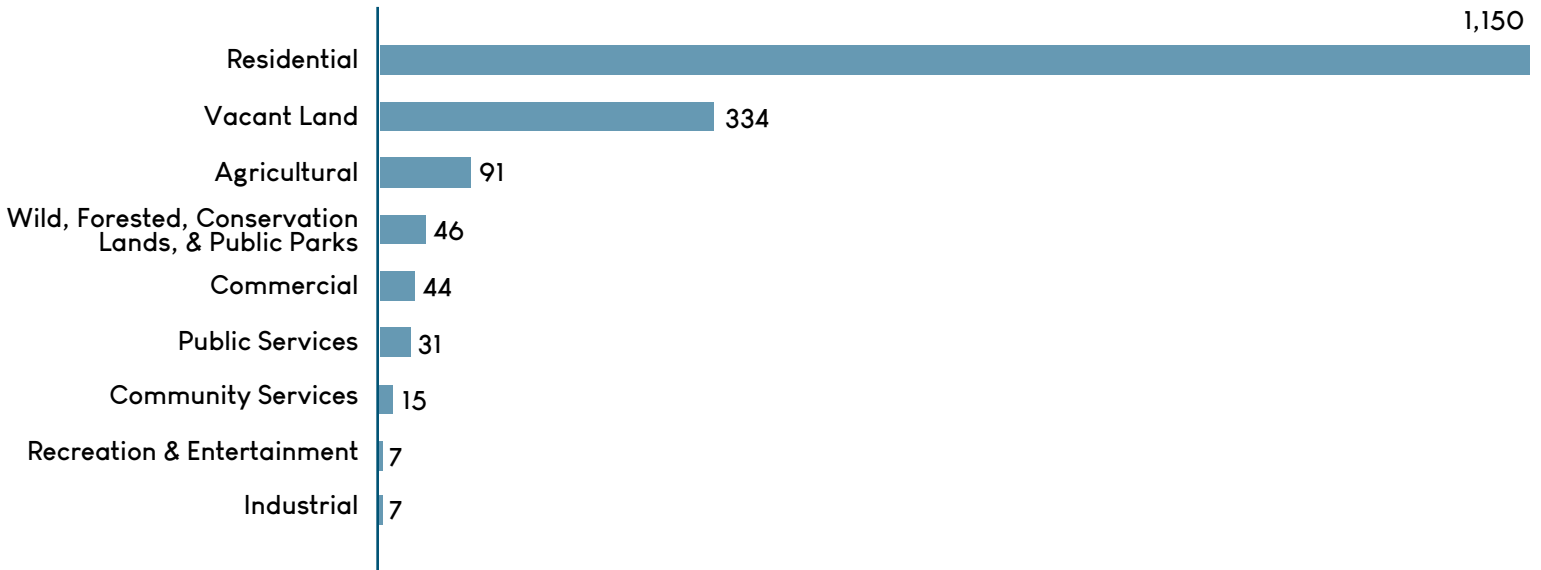


Figure 14 – Land use by type, 2018

COMPREHENSIVE PLAN AND LOCAL LAWS

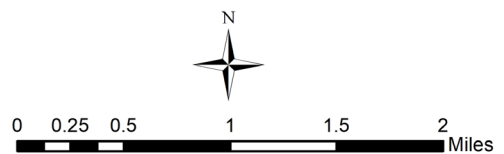
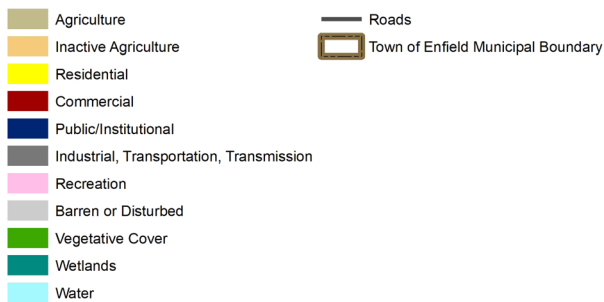
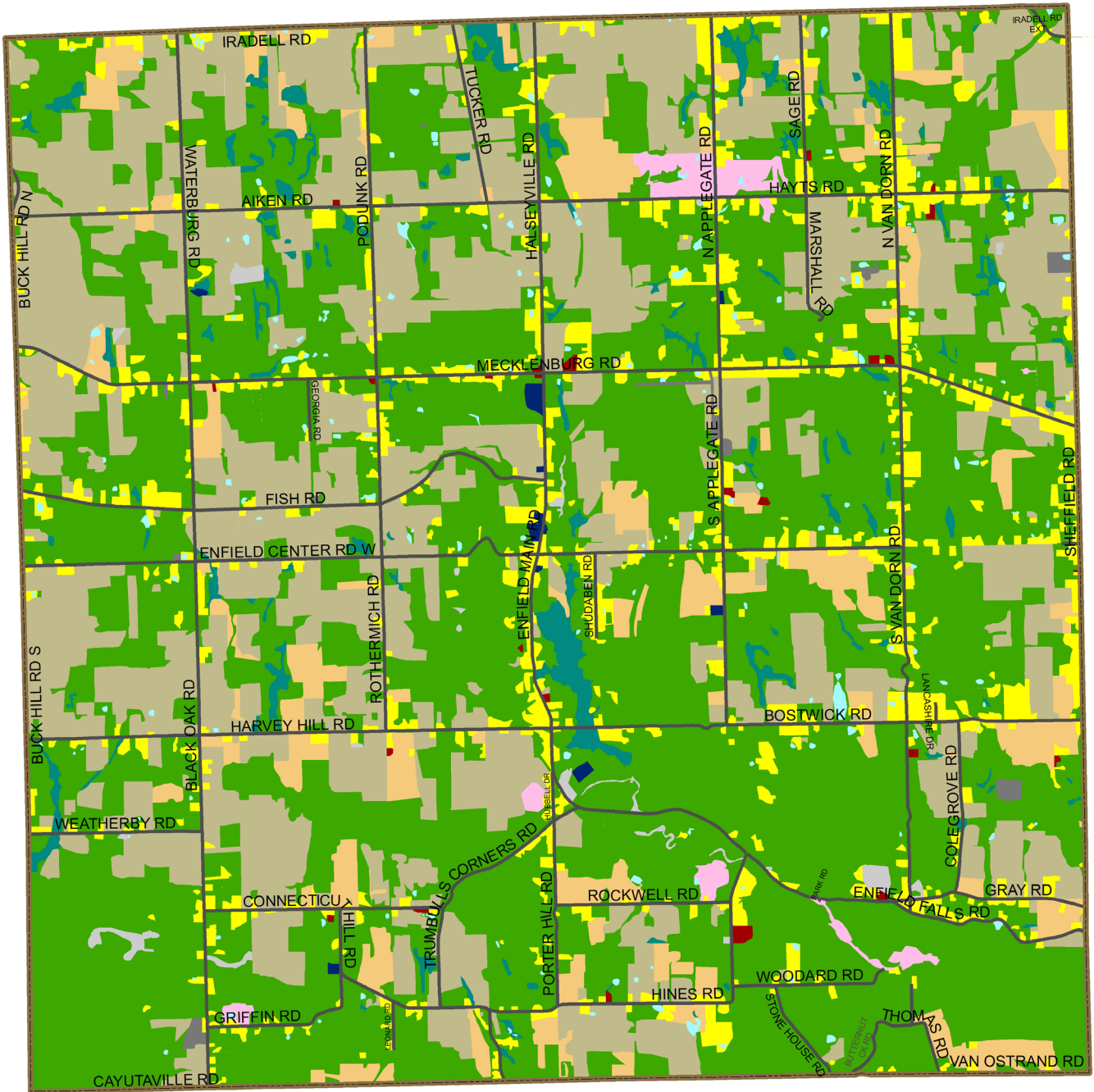
Article 16 of the NY State Town Law states that the purpose of a comprehensive plan is to establish a consensus about a community's future, prepare it for future demographic and economic changes, protect its natural and agricultural resources, and provide direction to the Town and other governmental agencies in the consideration and enactment of future land use policies and regulations. According to the State, enabling statutes and land use regulations must be in accordance with a comprehensive plan. NY State also recommends that municipalities review their Comprehensive Plans every five years to assure their continuing vision and alignment with Town activities.

The Town has enacted four significant laws regarding Land Use since the 2001 Comprehensive Plan. Municipalities may review and update existing laws at regular intervals, and develop new ordinances in accordance with current understanding of impacts to health, safety, welfare and property of the residents of the municipality.

Local Law #1 of 2009, "Wind Energy Facilities Local Law", regulates commercial wind-powered electricity generation facilities as well as the installation of small wind generators for homeowners. Changes to the Wind Energy Facilities Local Law have been proposed, as the current law is being improved for the safety of residents and the environment through the creation of a Renewable Energy Advisory Committee, charged with assessing our renewable energy development regulations.

Local Law # 2 of 2012, "Site Plan Review", protects the value of land throughout the Town; encourages orderly and sensible development of land and its uses; prevents the pollution of air and water; assures the adequacy of proper water management with regard to drainage and runoff; provides for the preservation of open spaces; abates and mitigates nuisances; encourages the preservation of natural features, topography, and resources; and generally protects the health, safety and public welfare of the residents of the Town. This Local Law ultimately promotes the conservation, preservation, and guides development in the Town, while also helping to prevent and mitigate certain unwanted and

Town of Enfield Land Use and Land Cover 2015



deleterious impacts that may arise from the unregulated development of land for certain allowed uses.

Local Law No. 1 of 2013, the "Prohibition Within the Town of Gas And Petroleum Exploration And Extraction Activities, Underground Storage Of Natural Gas, and Disposal Of Natural Gas Or Petroleum Extraction, Exploration, And Production Wastes" is the culmination of a two year effort by an engaged Enfield community to show that heavy industry of this type is not compatible with the preservation of Enfield's rural character.

Local Law No. 1 of 2017, Moratorium on Commercial Wind and Solar Energy Facilities, was passed for one year in response to proposals for an industrial wind farm and several solar operations. Residents asked the Town of Enfield to evaluate the impact of these changing technologies. A Renewable Energy Advisory Committee was developed to make recommendations on guidelines for solar and wind development and this timeframe would allow for the completion of the Comprehensive Plan update, development of commercial solar oversight, and a review of the Wind Facilities Law.

These four laws demonstrate leadership that ensures the residents of the Town of Enfield are both invested in and benefit from the ongoing preservation of the natural resources, land security, rural history, and future of their community.

The Tompkins County Comprehensive Plan states the following: "When we think of places we have visited or lived, some stand out as models of natural beauty and human comfort, supported by thriving local economies. These communities do not grow by accident or without public debate and agreed-upon guidelines. Collaborative planning processes and comprehensive plans are the building blocks of such great communities."

One of the goals of the Enfield Comprehensive Plan is to guide the uses of land by employing planning techniques and practices that encourage responsible growth and respects the

beauty and comfort that residents of Enfield have always enjoyed.

COMMUNITY PLANNING IN CONTEXT

According to the Comprehensive Plan Survey (results in appendix), Town residents most appreciate Enfield's open spaces. Land use planning and activity must reflect the desires of the community to maintain these characteristics and safeguard the way of life enjoyed by those who live here.

Agricultural endeavors have been the foundation of economic sustainability for much of Enfield, as approximately 10,000 acres are farmed, representing over 40% of the acreage in the town. It is important to this community to create a friendly environment for sustaining existing, and inviting new, agricultural projects to the Town. Responsible agricultural practices contribute significantly in cultivating the rural character residents appreciate.

Through the Enfield Community Survey of 2013, residents registered concerns about agricultural practices that would diminish Enfield's ability to sustain farming as a viable economic endeavor for generations to come. Among those mentioned are large-scale industrial farming practices and CAFOs (Concentrated Animal Feeding Operations) that are not compatible with sustainable preservation of and may threaten land and water resources.

Land uses that preserve and protect land and water resources are important to the residents of Enfield and encouraged in the Town. Climate predictions and economic challenges make this community mindful of the future need for more locally sourced food and renewable energy opportunities. The Enfield community has demonstrated a commitment to reducing the use of fossil fuels and exploring renewable and energy efficient development that is compatible with the rural landscape central to the Town's identity.

Nearly 70 solar permits have been issued in Enfield since 2014, the bulk of which were installed during years when Tompkins County was participating in cooperative initiatives that incentivized solar installations, such as Solar Tompkins. Residents can, and many are, now taking advantage of community solar and commercial solar opportunities for meeting their energy needs that don't require installing solar arrays on their properties and therefore saving both cost of equipment and having to alter their land or homes with the required infrastructure.

A lack of telecommunication systems in Enfield has historically challenged the Town's efforts to engage and educate residents. However, with new communication technologies reaching more homes in Enfield, informing residents and keeping them connected with municipal programming has improved participation and awareness of local issues. Continuing this trend of engaging our citizenry is a primary goal of the Town as connective technologies and the infrastructure that is necessary for their implementation continues to support and improve Town services.

Through time, residents have struggled to help actively plan for the future of the Town and how it takes shape. This update of our comprehensive plan and local laws now in place are a strong start that we hope will reverse that trend and encourage greater access to and engagement in the planning process that protects and simultaneously enhances our municipality. Having a defined community vision and menu of planning tools will aid the Town in involving residents to participate in decisions involving community development, and spur civic participation that advances the Town's best interests for quality of life.

LAND USE – GOALS AND ACTIONS



The following Goals and Actions are recommended based on the current conditions in the Town of Enfield as described above.

GOAL	ACTIONS
1. Respect Enfield's Rural Character	<ul style="list-style-type: none">1a. Encourage homesteading and farming1b. Limit high-density of development1c. Develop, define, and preserve the Town Center1d. Preserve and provide private and public open spaces by protecting environmentally sensitive areas and scenic vistas, and promoting agricultural and forrestal lands1e. Clearly articulate and communicate the Town's future land use goals, development standards and requirements to the development community and the general public1f. Scrutinize industrial land uses before approval1g. Actively support residents in housing upkeep and maintenance
2. Maintain a balance between property rights of individual landowners and the community at large	<ul style="list-style-type: none">2a. Encourage developers to work with surrounding property owners and tenants to resolve community concerns prior to formalizing development plans2b. Provide oversight for noise, light, and other pollutants produced by land uses to minimize impacts on nearby properties2c. Educate residents about property rights, responsible land use practices, and encourage community input2d. Provide opportunities for concerns to be expressed without legal actions
3. Provide adequate public services	<ul style="list-style-type: none">3a. Protect the integrity and quality of water resources in the Town3b. Support communication--cellular, cable, Internet--access3c. Develop and enforce a road preservation law to establish limitations of our local town roads in order to protect them (Exempted could be agricultural operations, school buses, law enforcement, fire-fighting equipment, military vehicles, and municipal vehicles engaged in road work)

LAND USE – GOALS AND ACTIONS CONTINUED >>>

GOAL

4. Utilize good land development planning principles

ACTIONS

- 4a. Update and implement responsible subdivision, site design and development oversight to minimize environmental impacts within the Town. Residential, commercial, industrial, or agricultural development or redevelopment should meet or exceed federal, state, or local regulations to minimize impacts of soil erosion, storm water run-off, and pollution
 - 4b. Explore programs to encourage energy efficient residential and commercial buildings
 - 4c. Have municipal boards use detailed Town map and land-use data to make informed decisions relative to the concerns in this Comprehensive Plan
 - 4d. Ensure growth is thoughtfully incorporated into the existing community establishing a priority growth area that supports a Town Center vision
 - 4e. Consider the compatibility of development with surrounding uses. Utilize strategies such as landscaping or other buffering techniques along with modification of site design to minimize impacts and facilitate compatibility
 - 4f. Update Site-Plan Review Law and subdivision regulations, as necessary, to address future community needs
-

5. Preserve and support the agricultural resources of the town

- 5a. Inventory vacant land and tax parcels to identify potential sites for future local food production and other agricultural community uses
 - 5b. Promote environmentally and economically sustainable agriculture through which the industry of farming is protected, agricultural soils are conserved, and agriculture is maintained as an economically viable land use for this and future generations in the Town of Enfield
-

LAND USE – GOALS AND ACTIONS CONTINUED >>>

GOAL

6. Encourage land uses that follow sustainability principles

ACTIONS

- 6a. Encourage renewable energy that is compatible with the Enfield community's stated goals and concerns
- 6b. Encourage energy efficiency and conservation
- 6c. Create buffer zones to control air, soil, and water quality
- 6d. Encourage land preservation techniques among the agricultural community
- 6e. Maintain the ban on gas drilling activities