

Town of Enfield Planning Board Meeting Minutes - June 6, 2012
Enfield Community Building

1

PRESENT: Mike Carpenter, Ann Chaffee, Stephen Givin, Calvin Rothermich, Marie Vandemark

Excused Absence: Virginia Bryant, Dan Walker

STAFF: Alan Teeter/Building Code Enforcement Officer
Sue Thompson/Planning Board Recording Secretary
Vera Howe-Strait, Town Board Representative

Meeting called to order at 7:05 p.m.

Michael Carpenter made a motion to correct the April 4, 2012, page 2 minutes: Community Vision Statement: this will be rewritten with possible reference use of George Frantz's "Site Plan Review Laws". Ann Chaffee made a motion to accept change and approve the April 4 minutes. Marie Vandemark seconded the motion. Minutes approved unanimously.

Visitors:

June _____, stated she was interested in helping with the aquifer study

Nancy Spero, stated she was interested in the aquifer study and would help with any survey in regard to the Comprehensive Plan.

Alan Teeter, Code Enforcer, introducing Kevin Jacobs, owner of Collegeview North Mobile Home Park, 570 Bostwick Road. He has submitted a "long" "General Application for Site Plan Review (GASPR) – Town of Enfield." He would like to add 9 more homes to Collegeview North. Kevin would be placing new homes on new Mobile Home Pads. He has approval from the Health Department for the additional homes.

Dan Walker and Virginia Bryant met with Alan Teeter and Kevin Jacobs regarding the Collegeview North project. It was recommended by Dan Walker for Kevin Jacobs to provide a full site plan showing all property lines, and all existing and proposed building sites, roads, and water and sewer information.

Michael Carpenter recommended that Kevin Jacobs communicate with the DEC again, to make sure he is up to code with any new regulations they may have.

Kevin Jacobs stated he is still in compliance with all the DEC and Health Department rules.

Alan Teeter stated that one building permit is required for each home placed at Collegeview North. Kevin Jacobs is currently in compliance with this permit law.

The Planning Board reviewed the submitted GASPR form and map submitted by Kevin Jacobs.

Michael Carpenter read through the existing Site Plan Review Law. The Site Plan Review Law has a check list for use in approving submitted GASPR forms. He noted that items on the check list had not been done in reference to Kevin Jacobs GASPR form submitted.

The Site Plan Review Law was not required at the time that Kevin Jacobs started Collegeview North in 1989. Members questioned if the Site Plan Review Law applies to Kevin Jacobs because Collegeview North was in existence before the Law. Alan Teeter said that Dan Walker suggested Kevin Jacobs submit the long GASPR form. Alan Teeter stated he did not think the law really applied to Collegeview North because of its pre-existence of the law.

Marie Vandemark felt that the Law put Mobile Home Parks in a “gray” area, not identifying how the law deals directly with the mobile home parks as one unit.

Marie Vandemark made a motion that Kevin Jacobs – Collegeview North needs to apply only for individual building permits for each mobile home. No other permits from Site Plan Review Law need to be submitted. Motion seconded by Calvin Rothermich. Motion was approved with Michael Carpenter abstaining from the vote .

Michael Carpenter stated that the Planning Board needs to decide what “Grandfather” means in reference to existing buildings/areas/mobile home parks. Alan Teeter stated he was not aware of any additional “mobile home parks” that will be expanding.

John Rancich addressed the Planning Board with four issues involving the Planning Board in the future:

- Wind Farm is finishing the reports needed for application of the Wind Farm and should be submitting them soon to the Enfield Town Board.
- He is investigating locations to place a one – 4 unit housing building like his “Stony Brook” unit on Enfield Main Road.
- He is currently working with the Finger Lakes School of Massage (FLSM) for locating a new location for the FLMSM on the NW corners of Rt. 79 and Applegate Roads.
- He is interested in the aquifer study in regard to a public water system. In 2004 he submitted to Gary Fisher, Enfield Town Supervisor (2004), a report he had put together regarding a public water system in Enfield. Suggested support/direction for the system would be a private company or working with the Federal and State Government. The report was rejected at that time.

Michael Carpenter asked for reports regarding sections of the Comprehensive Plan. No reports were submitted.

There was additional discussion with Nancy Spero regarding the aquifer study. It was stated that the grant for the aquifer study that might be submitted, did not need to go first to the Planning Board.

Alan Teeter submitted to the Planning Board, a request and the short “General Application for Site Plan Review (GASPR) – Town of Enfield” from Greg Martin to add one additional apartment

Town of Enfield Planning Board Meeting Minutes - June 6, 2012
Enfield Community Building

3

to the 1895 Mecklenburg road apartment complex. The second page of the form needs to be completed by adding the Health Department as Lead Agency with the proper required signatures.

A motion was made by Calvin Rothermich to approve Greg Martins' GASPR for 1895 Mecklenburg road with completion of the form by adding the Health Department as Lead Agency. Steve Givin seconded the motion. Motion was approved with Michael Carpenter abstaining from the vote .

Michael Carpenter stated he would like the Planning Board and Enfield Town Board to make a decision on if the Planning Board should following the Site Plan Review law exactly in accordance all the steps for approval of a building project or will the law be changed and the Planning Board does not have to follow the law exactly.

Marie Vandemark made a motion to adjourn the meeting. Calvin Rothermich seconded the motion. Meeting adjourned at 8:40 p.m.

Respectfully submitted,
Sue Thompson
Recording Secretary