

Town of Enfield, NY
Town Planning Board Meeting
Wednesday, September 2, 2020, 7 pm
 Via Zoom Platform
 ID 863 0628 6687
 Cell or Smartphone: 1-646-876-9923

Present: Board Chair Daniel Walker, Board Member Henry Hansteen, Board Member Ann Chaffee, Board Member Richard Teeter, Board Member Michael Carpenter, Alternate Board Member Joseph Dawson, Code Enforcement Officer Alan Teeter, Councilperson Robert Lynch, Town Supervisor Beth McGee, Recording Secretary Patricia Speno

Not Present: Alternate Board Member Aaron Abb

Board Chair Daniel Walker calls meeting to order at **7:31 pm** (due to technical difficulties)

Board Chair Daniel Walker **moves to discuss the August 5, 2020 Minutes**

Discussion: opens with questions addressing the discussion of NYStretch Energy Code on page 3 of the minutes. The Energy Code will be considered and would have to be approved by the Town Board. The minutes referenced quite a few questions that had been considered. Board Chair Dan Walker referred to Board Member Mike Carpenters concerns about the cost of the energy code. Board Member Mike Carpenter argued potential initial expenses for residential development and construction are underestimated.

Board Chair Daniel Walker **moves to approve the August 5, 2020 Minutes.**

2nd Henry Hansteen.

All Aye Motion Carries

Board Chair Daniel Walker **moves to discuss the Applegate Corners subdivision.**

Motion to discussion 2nd by Henry Hansteen.

JRB Partners was represented by Barbara M , and John Nino, two of the three owners of the property.

The plat illustrates a subdivision of 3 lots to be modified to 4 lots. The configuration of the lots are rotated for preferred road accessibility, and salability. Because of the size, and number of lots a public hearing will be scheduled at 7:15 pm, October 7, 2020 prior to the Planning Board Meeting followed by and including completion of SEAF approval, and Subdivision Review.

Applegate Corners Subdivision Discussion: Lot 3 has 20' frontage access. 20'-30'-50' is required by the Fire Department depending on the use of the property. John Nino mentions the property will not be used for commercial purposes. It is currently being farmed. Barbara mentions the legal requirement is 20' for their purposes and a right of way at lot 4 is a possibility in the future.

Code Enforcement Officer Alan Teeter stated a 20' access is fine with the fire department except for a commercial application, or for more than 3 houses.

Draft Minutes

Board Chair Dan Walker states a 50' wide frontage access would be for any use with a 100 acre parcel. Board Member Henry Hansteen noted the northern orientation of the subdivision on the plat.

Board Member Mike Carpenter notes subdivision regulations apply due to the new configuration, the elimination of lines and addition of new lines on the plat.

Board Chair Daniel Walker explains the Public Hearing will be posted in the local newspaper and open to the public. He notes there are no objections from the Planning Board members for creation of one large lot with wider frontage of 40' or 50'. Board chair Dan Walker requested correspondence from neighbors to be submitted for review of the subdivision.

Town Board Supervisor Beth McGee states there is a \$75 administration fee for a Public Hearing established last year.

Barbara stated she would prefer a hearing in-person in October. Board Chair Daniel Walker said a gathering October, 2020 is indeterminable and thanked them for attending the meeting inviting Barbara and John, JRB Partners to stay for the remainder of the meeting.

NYStretch Code Discussion:

- Town Board Approval Process
- Code Enforcement Officer Alan Teeter states there is no financial advantage to the town.
- Planning Board Member Mike Carpenter states the cost for residential application is underestimated and is in fact quite involved and an additional initial expense for the homeowner. He requests forming a NYStretch Code review committee prior to approval of the code by the Town Board. Ann Chaffee agrees.

Town of Enfield Planning Board Chair Daniel Walker **proposed a resolution**

“Be it resolved the Town of Enfield Town Board appoint a NYStretch Code Review Committee prior to approving the code to local law. The committee should include a Planning Board Member. This committee review should include the input from contractors experienced with the NYStretch Code and its applications, including modifications for residential and/or commercial purposes and use.” The Town of Enfield Planning Board recommends Board Member Mike Carpenter for appointment.

Board Chair Dan Walker calls the vote “All in favor?”

All Aye Resolution Carries

Water Protection Committee

Board Chair Dan Walker is a member of the committee. Reports one formal meeting. The Committee is waiting on agencies for presentations.

Board Chair Dan Walker **moves to adjourn, 2nd** by Henry Hansteen. **Adjournment: 8:11 pm**