

Town of Enfield Planning Board Public Hearing and Regular Meeting
April 3, 2019 - Enfield Community Building

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PRESENT: Ann Chaffee, Steve Givin, Henry Hansteen, Rich Teeter, Dan Walker

OTHERS PRESENT: Joe Dawson, PB Alternate; Alan Teeter, Code Enforcer; Patrick Head, Enfield; Pat Gray, Enfield

Dan Walker called the meeting to order at 7:03 p.m..

Ann Chaffee made a motion and seconded by Steve Givin to accept the minutes of the March 6, 2019 meeting. Minutes passed unanimously.

Dan Walker reviewed the application of Patrick Head who is submitting building permits for Apartment Sites: 1 building on each lot with 4 – two bedroom apartments in each building - Enfield Center Road (10.-1-5.29) and 1795 Mecklenburg Road (9.-.1-12). The Mecklenburg Road site has an existing well and septic system. He stated that Patrick needs to submit a formal Site Plan which includes a drawing, sketch, written plan, map, survey of the property.

Patrick Head stated he was still waiting from the lawyer to get the legal documents for the property. The County Clerk has the records on file. The plans submitted with the application were drawn up for John Rancich 3 years ago (1798-1804 Mecklenburg Road) and need to be changed to have Patrick Heads name and address on the plans.

It was noted that the Public Hearing should be advertised as “Two Public Hearings” because of the two different sites.

Public Hearing was open at 7:18 p.m.:

Apartment Sites: 1 building on each lot with 4 – two bedroom apartments in each building - Enfield Center Road (10.-1-5.29) and 1795 Mecklenburg Road (9.-.1-12).

Dan Walker reviewed the application - Short Environmental Assessment Form Part 2 – SEQR application, for both of the above properties, which was submitted by Pat Head. The Planning Board had filled out these form at the March 6 meeting.

Discussion:

Site Plan needs to be submitted with Patrick Heads name and address on it.

Code Enforcer requires plan to be formally stamped (submitted by a licensed architect or engineer.

One two-4 apartment unit will be built on each site. Noted that a portion of the Enfield Center site will be left for possible development in the future.

Health Department permit needs to be obtained.

Site Plan needs to show dimensions, drainage, parking, septic, well when submitted to the Planning Board. Plans will have to show this for both sites.

For the Enfield Center site if it is within 500’ of an agricultural district, an agricultural data statement pursuant to Article 25, § 305-a, of the New York State Agriculture and Markets Law should be submitted.

Alan Teeter stated a letter was submitted to Tompkins County for the General Municipal Law (GML) 239 Planning and Zoning Action Referral. The Tompkins County Planning Department found no negative impact from the project, Mecklenburg Road, and had no recommendations.

Pat Gray, Enfield, referred to the Mecklenburg Site and asked about the lights from incoming traffic to the apartments. She lives next door to the site. She was assured there would be no problem. She was also concerned of the quality of the apartments because of the problems of the previous home with a "large" number of room rentals. She will be in contact with Patrick Head regarding the site as it is developed.

Public Hearing was closed at 7:35 p.m.

A Public Hearing - Legal Ad notice will be published in the Ithaca Journal on April 20, 2019 and on the Town of Enfield's website – www.townofenfield.org for two Public Hearings to be held May 1, 2019 at the Enfield Community Building for the Enfield Center and Mecklenburg Sites.

Sue Thompson will submit a letter to Patrick Head stating the details of the Public Hearing. In accordance with the Site Plan Review Law, Patrick Head should mail written notice of the hearing to all landowners within 600' of the proposed site at least 10 days before the hearings.

Patrick Head will need to work with Alan Teeter to get all the Site Plans submitted as suggested above. Dan Walker also suggested that Alan Teeter give Patrick Head a copy of the Site Plan Review Law.

It was decided to place the documents referring to the above site plan on the Town Website. Applications will be held in the Enfield Code Enforcement Office and copies at the Enfield Town Clerks Office.

Site Plan Application – Teeter Family Development – 2413 Rt. 79 Mecklenburg Road – 7.-2-7

Richard Teeter, Jr., Enfield, submitted an application for 2413 Rt. 79 Mecklenburg Road – 7.-2-7. On 6.08 acres. The application is for 4 homes - two bedroom - site single family rental. The site will be served by one well and septic system.

Discussion:

Pictures from the road are needed to show placement of homes and driveway. Formal Site Plan needs to show dimensions, drainage, parking, septic, well when submitted to the Planning Board.

A letter will have to be submitted to Tompkins County for the General Municipal Law (GML) 239 Planning and Zoning Action Referral because of the location on a State Highway, Mecklenburg Road, Rt. 79.

Richard Teeter was asked to submit the above Site Plan for the May Planning Board Meeting. A Public Hearing will then be set up for the June meeting. When the Public Hearing is scheduled, Sue Thompson will send notification of the hearing to

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Richard Teeter. Richard Teeter will also have to in accordance with the Site Plan Review Law mail written notice of the hearing, when scheduled, to all landowners within 600' of the proposed site at least 10 days before the hearings.

A motion was made by Henry Hansteen and seconded by Dan Walker to adjourn the meeting. Meeting adjourned at 8:05 p.m.

Respectfully submitted, Sue Thompson, Recording Secretary