

Town of Enfield Planning Board Meeting
May 1, 2019 - Enfield Community Building

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

OTHERS PRESENT: Joe Dawson, Alternate Member, Alan Teeter Code Enforcer, Patrick Head,
Marcus Gingrich

Dan Walker called the meeting to order at 7:04 p.m.

Henry Hansteen made a motion and seconded by Ann Chaffee to approve the minutes for the April 3, 2019 meeting. Motion passed unanimously with corrections.

Corrections:

Page 1 reads One two-4 apartment unit should read "one building on each lot with 4 two bedroom apartments in each building."

Page 2 – Bottom of page 2 reads A letter will have to submitted should read A letter will have to be submitted

Dan Walker opened the two Public Hearings at 7:08 pm for the Site Plan Review Applications of Patrick Head, Enfield Center Road, 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).

Dan Walker asked for public comment on the above applications:

Marcus Gingrich, Enfield, wondered if the Planning Board would be able to recommend to developers before their sites are developed, a plan to deal with loud tenants. He feels the problem of noise should be dealt with before it reaches the Town Board as complaints. Dan Walker responded that this problem should be handled by the landlord with a lease agreement between the tenant and landlord. The only noise ordinance in the Town refers to Town Law No. 1 2006 Dog Control. It says Any owner of a dog or any other person who harbors any dog in the Town of Enfield shall be in violation of this law if such dog: Engages in habitual loud howling or barking. Since there is no noise ordinance in the town the police have to deal with problems in different ways which don't always work. There was discussion on problems that Ithaca has with noise and their noise ordinance. They limit the number of people that can live in the same apartment.

Alan Teeter reported a resident stopped at his office to question if the well on Mecklenburg Road site adequate for the project. He told him yes it is adequate.

Discussion for 1795 Mecklenburg Road: The site is where a house was located so there is a well on the site. Comment from the meeting in April was reference to spotlighting into a neighbors windows with more from the lights across the street. The site is located on the bus route, good idea for transportation Market rate for cost of apartments. Affordable housing is important. Commercial property is in the area also.

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Discussion for Enfield Center Road – Driveway will be located on Enfield Center Road in front of the building. Not sure if they will build another apartment in the future. Health Department has not reviewed the project yet. Sand filter will be used for septic, state regulations does not allow them but the county does. Patrick would like to start building this summer.

Dan Walker presented Resolution #1 – 2019 for Consideration of Site Plan Approval for 1795 Mecklenburg Road (9.-1-12) 1 building with 4 – two bedroom apartments. Whereas the applicant has provided a site plan that the Planning Board has deemed adequate and the Short Environmental Assessment Form Part 2 – SEQR application was completed with a negative determination of environmental significance no Environmental Impact Statement will be required. Therefore be it resolved the Planning Board approves the application for the construction of the 1 building with 4 – two bedroom apartments. Seconded by Ann Chaffee. Resolution passed unanimously..

Dan Walker presented Resolution #2 – 2019 for Consideration of Site Plan Approval for Enfield Center Road (10.-1-5.29) 1 building with 4 – two bedroom apartments. Whereas the applicant has provided a site plan that the Planning Board has deemed adequate and the Short Environmental Assessment Form Part 2 – SEQR application was completed with a negative determination of environmental significance no Environmental Impact Statement will be required. Therefore be it resolved the Planning Board approves the application for the construction of the 1 building with 4 – two bedroom apartments. Seconded by Ann Chaffee. Resolution passed unanimously..

Closed public hearing 7:30 pm.

Discussion of Site Plan Review Law Section 2.1 Application to Land and Projects. A. 2. Construction of three or more dwelling units one one parcel of land regardless of the passage of time. Subdivide into lots with 2 houses on each lot you would just go through Code Enforcement Office and the health department would need to give approval. The site plan is to apply common sense in the planning of buildings. The law is open to interpretation related to Section 2.1 B. to the Section 2.1 A. The law needs some work on these parts.

Rich Teeter submitted his site plan map for the Teeter Family Development – 2413 Rt. 79 Mecklenburg Road – 7.-2-7 with Alan Teeter, Code Enforcer. The application is for 4 homes - two bedroom - single family rental. Rich shared a Survey map was found for the site from 1987. The homes will be located back from property lines at least 50 feet and between each house. A loop parking area, existing well with house, driveway change to a little more slope. Well house will be there, 300 gallon water tank will go through Health department for aproval. Septic tank for each house. 1 acre per lot. Aquifer is adequate no report of problems in the area. Biggest safety concern is Mecklenburg road. There will be a landing down at the bottom for the driveway. Driveway will be widen to be less steepness.

Because there will be minus two voting members because Rich Teeter and Joe Dawson being the project managers for this site. The site plan looks fine according to Dan walker. Because the site is located on a state highway under the General Municipal Law (GML) 239 Planning and Zoning Action Referral Alan Teeter will notify Tompkins County Planning Department of the project.

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Dan Walker made a Motion to set a Public Hearing for June 5, 7:00 p.m. Enfield Community Building for the Teeter Family Development – 2413 Rt. 79 Mecklenburg Road – 7.-2-7. The application is for 4 homes - two bedroom - single family rental. Seconded by Ann Chaffee. Motion passed unanimously.

A Public Hearing - Legal Ad notice will be published in the Ithaca Journal on May 24, 2019 and on the Town of Enfield's website – www.townofenfield.org for one Public Hearing to be held June 5, 2019 at the Enfield Community Building for Teeter Family Development.

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

Henry Hansteen made a motion to adjourn the meeting. Meeting adjourned at 8:10 p.m.

Respectfully submitted, Sue Thompson, Recording Secretary