

Town of Enfield Planning Board Meeting
August 7, 2019 - Enfield Community Building

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

ABSENT: Steve Givin

OTHERS PRESENT: Joe Dawson, Alternate Member, Alan Teeter Code Enforcer, George VanValen

Henry Hansteen made a motion Rich Teeter seconded to approve July 17 minutes. Motion passed unanimously.

Steven Givin excused July 17 due to medical reasons.

Joe Dawson, Alternate, was asked to sit in as a substitute voting member of the Planning Board.

Dan Walker open the Public Hearing at 7:10 pm for the George VanValen's Project on Hayts road 5-2-3.8 for a one story 3 unit apartment building. 2 bedrooms in each unit. George VanValen explained the project last month at the July 17 meeting.

Beth McGee, Enfield, stated she had trouble finding the tax parcel as it listed 4.5.-2-3.8. Dan Walker explained where the location was on Hayts Road. Alan Teeter informed the Board that the Tompkins County Health Department added a block 4 to the number 5.-2-3.8. All properties within 600 feet were mailed a notification of the public hearing with a return receipt delivered back. Return receipts are handed in to Alan Teeter, Code Enforcer.

Carol Perenze, Enfield, was concerned regarding noise from three families as her house is located next door to the site. She reported being robbed twice and concern because of more people there. Dan Walker noted that there was good vegetative screening between the properties.

Beth McGee asked if the project would have affordable apartments. George VanValen answered yes.

Public Hearing closed 7:15 pm

Discussion:

Dan Walker stated it was a 3 unit project which is why it is coming to the Planning Board for approval.

Henry Hansteen asked why one story vs 2 story for the apartments? George VanValen said they were really looking for Senior housing.

Beth McGee asked what the footage for the notification Dan said 600 ft.

Dan Walker filled out the Short Form Part I, II and III SEQR with the Board. July 24, letter from 239 Review reported no comments for the project. It was noted that home builders are requested to use low energy by the County. George VanValen said the apartments will be all electric.

Town of Enfield Planning Board Meeting
August 7, 2019 - Enfield Community Building

PB resolution No. 3 – 2019 : SEQR, George VanValen – Rental Property, 721 Hayts Road, Town of Enfield Tax Parcel No. 5.-2-3.8. Town of Enfield Planning Board, August 7, 2019

Moved By- Henry Hansteen

Second By – Ann Chaffee

WHEREAS:

1. This action is Consideration of Site Plan Approval for a 3 unit apartment building located at 721 Hayts Road in the Town of Enfield. The Proposal involves the construction of single story wood framed building and driveway. George VanValen , Owner and agent; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board is acting in an uncoordinated environmental review with respect to the proposal; and
3. The Planning Board, on 8/7/2019, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; site plan prepared by the owner and survey map prepared by TG Miller Associates PC dated December 2, 1987; and
4. The planning Board on 8/7/2019, has prepared a Short Environmental Assessment Form Parts 2 and 3;

NOW, THEREFORE BE IT RESOLVED:

That the town of Enfield Planning Board hereby makes a negative determination of environmental significance in accordance with article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced action as proposed, based on the information in the SEAF Part 1 and for the reasons set forth in the SEAF Parts 2 and 3, and, therefore, an Environmental Impact Statement will not be required.

VOTE: Motion passed unanimously.

PB Resolution No. 4 - 2019 : Site Plan Approval, VanValen-rental property, 721 Hayts Road, Enfield Tax Parcel No 5.-2-3.8. Town of Enfield Planning Board, August 7,2019

Moved By Henry Hansteen

Second By Ann Chaffee

WHEREAS:

1. This action is Consideration of Final Site Plan Approval for a 3 unit apartment building located at 721 Hayts Road in the Town of Enfield. The Project involves the construction of a 4000 square foot single story wood frame building on a 3 acre lot with existing approved septic system and well. George VanValen Owner and Agent; and
2. This is an Unlisted Action for which the Town of Enfield Planning Board, acting in an uncoordinated environmental review with respect to the proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a *Short* Environmental Assessment form part 1, prepared and submitted by the Applicant; and prepared a Short Environmental Assessment Form Parts 2 and 3; and
3. The project has been referred to the Tompkins county department of planning and sustainability pursuant to section 239 and the department responded with a determination that it has no negative inter-community or county wide impacts.
4. The Planning Board, at a public hearing on 8/7/2019 has reviewed and accepted the site plan drawings prepared by George VanValen and other application materials;

Town of Enfield Planning Board Meeting
August 7, 2019 - Enfield Community Building

NOW, THEREFORE BE IT RESOLVED:

That the town of Enfield Planning Board hereby grants site plan approval for the above referenced action as proposed.

VOTE: Motion passed unanimously.

Henry Hansteen made a motion and seconded by Rich Teeter to amend Resolution #3-2019 to add letter from Tompkins County Planning Department stating that there were no negative inter-community or county wide impacts. Motion passed unanimously.

Dan Walker explained the reason for two resolutions is that in the resolutions the Board wants to tell we did the environmental review resolution and that we approved the resolution for the environmental review. This gives a better paper trail.

Beth McGee noted for the Board that if the super majority of the county did not approve the project more than a majority of Board would have to approve the project.

Dan stated the other project was Teeter Project on Mecklenburg Road. There were not enough Board members present for a vote for the project because of project owners being Board members. No one has reported hearing anything else from neighbors that had been at the previous meeting. It was stated that by the end of the meeting the neighbors were calm and would be able to work with Rich Teeter. A new Survey site plan for the Teeter project was given to Alan Teeter. The Health department was contacted and permit will be obtained before permit is issued. Rich Teeter gave the Short environmental form to Alan Teeter. New site plan Dan walker will scan the new Site Plan document.

Discussion on reducing speed limits on roads: For Mecklenburg Road the town would have to go to Tompkins County and the County would go to the State to do assessment. Changes of speed limits on Town roads have to go to Tompkins County and then State and does a speed study. Beth McGee reported she is working on a Speed Limit request policy for the town. Cornell Local Roads program was sent a copy of the policy and they stated a safety limits section should be added.

Rich Teeter made motion and seconded by Henry Hansteen to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:00 pm.

Respectfully submitted, Sue Thompson, Recording Secretary