

Town of Enfield Planning Board Meeting
July 17, 2019 - Enfield Town Hall

PRESENT: Ann Chaffee, Rich Teeter, Dan Walker

ABSENT: Steve Givin, Henry Hansteen

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

Joe Dawson was asked to participate as a voting member because of the absence of Steve Givin and Henry Hansteen.

Rich Teeter's project was tabled as he was not ready with all his documentation.

Ann Chaffee made a motion and seconded to approve the minutes for the June 3, 2019 meeting with the correction: 5th paragraph should say formal drawing. Motion passed unanimously.

George VanValen presented his project on Hayts road 4.5-2-3.8 (5.-2-3.8) for a one story 3 unit apartment building. 2 bedrooms in each unit:

Survey map – was in application.

Formal building plans of the project. Split garage/shared. 20 foot drive, sidewalk into each front door, each apt could easily park 2 cars in driveway 1 car in garage one in driveway.

Has been putting fill in the area of which the neighbor was upset about, June 5, 2013 minutes.

Market rate for rent. Plans to start this fall if everything goes right, probably take a year, next fall.

Application has been submitted to health department for well and septic.

What could some of the issues be for neighbors' complaints: Drainage has been taken care of by using clean fill to even the property. Property has not been raised suddenly it has been slowly done, so the neighbors should be able to see how the property drainage will occur.

Neighbors were concerned about seeing the project and the noise. Drainage is towards the back, now draining south on the site.

Alan Teeter stated he will submit a letter regarding the project to Tompkins County for the General Municipal Law (GML) 239 Planning and Zoning Action Referral. The first one sent in (2013) was reported with no negative impacts.

Dan Walker made a resolution that a Public Hearing will be held before the Planning Board of the Town of Enfield at the Enfield Community Building, 182 Enfield Main Road, Ithaca, New York, on Wednesday, August 7, 2019 at 7:00 p.m., to review the Site Plan

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Review Application of George VanValen, N. VanDorn Road, for Residential House – 3 Unit Rental with Attached Garage, located on Hayts Road (4.5-2-3.8) (5.-2-3.8). Resolution was approved by Planning Board.

Sue Thompson will submit a letter to George VanValen stating the details of the Public Hearing. In accordance with the Site Plan Review Law, George VanValen should mail written notice of the hearing to all landowners within 600' of the proposed site at least 10 days before the hearings. Alan Teeter will help with a list of neighboring properties. The registered mail cards are to be returned to Alan Teeter.

Sue Thompson will also submit a legal ad to the Ithaca Journal to be published on July 27. Documents referring to the above site plan will be placed on the Town Website along with copies at the Enfield Town Clerks Office.

Rich Teeter asked if he still needed the health department paper work before approval of the project. Dan Walker answered yes. Rich Teeter has reported that T.G. Miller was surveyed the project site and they showed elevation on survey.

Dan Walker made a motion and seconded by Rich Teeter to adjourn the meeting. Meeting adjourned at 8:00 p.m.