

Town of Enfield Planning Board Meeting
September 4, 2019 - Enfield Community Building

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

ABSENT: Steve Givin

OTHERS PRESENT: Joe Dawson, Alan Teeter

Dan Walker called the meeting to order at 7:13 p.m.

Joe Dawson sat in as member.

Henry Hansteen made a motion and seconded by Ann Chaffee to approve the minutes for the August 7, 2019 meeting. Motion passed unanimously.

Discussion was opened for Teeter Family Developments, 2413 Mecklenburg Road, Tax Parcel No 7.-2-7. It was noted a correction was made from "development" to "developments" on forms submitted for this project.

Dan Walker noted that the plans submitted showed good division of the units on the property. A Major concern of the driveway placement was addressed and a new culvert pipe will be placed. Other permits required DOT and Tompkins County Health Department sewage were obtained. SEQR acreage disturbed was changed to 2 acres because of work to be done. Dan Walker went over Part I Short Environmental Assessment form. The Form can be located in Alan Teeter, Code Enforcement Office.

Part 2 and 3 based on Part I Short Environmental Assessment Form. Dan went over form with Board. Joe Dawson and Rich Teeter recused themselves from acting/voting on Part 2 and 3 because this was their project.

PB resolution No. 2019- 5 SEQR, Teeter Family Developments, 2413 Mecklenburg Road, Tax Parcel No 7.-2-7

Moved By- Ann Chaffee

Second By – Henry Hansteen

WHEREAS:

1. This action is Consideration of Final Site Plan Approval for a development of 5 residential units located at 2413 Mecklenburg Road, tax parcel 7.-2-7 in the Town of Enfield. The Project involves the construction of 4 new two bedroom single family homes for rental on a 6.11 acre lot with an existing home, resulting in 5 living units on a single lot. Teeter Family Developments, Owner; Richard Teeter 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 Teeter Family Developments multiple family housing proposal; and
3. The Planning Board, on September 4, 2019, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; site plan drawings entitled "Survey Map No. 2413 Mecklenburg Road", dated 6/24/2019, Prepared by T.G. Miller P.C., Engineers and Surveyors and

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4. The planning Board on September 4, 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.

Passed unanimously

PB resolution No. 2019- 6: Site Plan Approval, Teeter Family Developments, 2413 Mecklenburg Road, Tax Parcel No 7.-2-7

Moved By- Henry Hansteen

Second By – Ann Chaffee

WHEREAS:

1. This action is Consideration of Final Site Plan Approval for a development of 5 residential units located at 2413 Mecklenburg Road, tax parcel 7.-2-7 in the Town of Enfield. The Project involves the construction of 4 new two bedroom single family homes for rental on a 6.11 acre lot with an existing home, resulting in 5 living units on a single lot. Teeter Family Developments, Owner; Richard Teeter 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 housing proposal, made a negative determination of environmental; and
3. The Planning Board, at a public hearing on May 1, 2019 has reviewed a site plan sketch prepared by Rich Teeter and other application materials; and
4. The Planning Board has reviewed a site plan entitled "Survey Map No. 2413 Mecklenburg Road", dated 6/24/2019, Prepared by T.G. Miller P.C., Engineers and Surveyors;

NOW, THEREFORE BE IT RESOLVED:

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

Passed Unanimously.

Alan Teeter reported no current projects.

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

Respectfully submitted, Sue Thompson, Recording Secretary