

Town of Enfield Planning Board Meeting
Wednesday October 6, 2021
7 PM

Minutes

Attendance: Planning Board Members, Dan Walker, Ann Chaffee, Henry Hansteen, Joe Dawson & Rich Teeter (280-6526)
Town Supervisor Stephanie Redmond, Town Councilperson Jude Lemke, Town Councilperson Robert Lynch.
Steve Winkley, Alan Teeter, Deputy Clerk Laura Norman

Call to order: 7:18 PM

Review Minutes – will take care of next meeting.

Work with clerk to set up email forwarding for planning board members.

Consideration of Subdivision of Tax Parcel 4.-2-7.2, Genex , Sheffield Road:

Review of survey map, between Hayts Road and Iradell Road, Splitting the house parcel off from the buildings, 118, managers house subdividing off 2 acres, and 10 acre parcel with pond, facility, office space (west side of Sheffield rd.) Going to remain in AG use, purchasing everything but the house and lab building, need to divide the house and lab building on, more than 2 lots but still a minor subdivision. Creating 3 lots, it's a minor subdivision, 1 lot is house, other house on Hayts rd, looks like purchaser is buying house and barns

Town of Enfield Planning Board, October 6, 2021

PB resolution No. 2021- 14 : SEQR, GENEX Subdivision, 522 Sheffield Road, Enfield, NY, Tax Parcel No. 4.-2-7.2

Moved By- Ann Chaffee

Second By – Mike Carpenter

WHEREAS:

- 1. This action is Consideration of Subdivision Approval for a 3 lot Subdivision located at 522 Sheffield Road in the Town of Enfield. Tax Parcel 4.-2-7.2; GENEX Cooperative Minnesota Owner; 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 GENEX 3 lot subdivision proposal; and**
- 3. The Planning Board, on October 6, 2021, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; Survey Map Showing Lands of GENEX Cooperative Minnesota, prepared by Reagan Land Surveying dated July 13, 2021; and**

4. The planning Board on October 6, 2021, 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

Ayes; Dan Walker, Mike Carpenter, Ann Chaffee, Henry Hansteen, Rich Teeter

Nays; None

Town of Enfield Planning Board, October 6, 2021

PB resolution No. 2021- 15 : GENEX Subdivision Approval, 522 Sheffield Road, Enfield, NY, Tax Parcel No. 4.-2-7.2

Moved By- Mike Carpenter

Second By – Ann Chaffee

WHEREAS:

1. This action is Consideration of Final Subdivision Approval for a 3 lot Subdivision located at 522 Sheffield Road in the Town of Enfield, GENEX Cooperative Minnesota Owner; 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 GENEX Subdivision 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 Planning Board, on October 6, 2021 has reviewed and accepted the subdivision drawings entitled, Survey Map Showing Lands of GENEX Cooperative Minnesota prepared by Reagan Land Surveying dated July 13, 2021; and other application materials;

NOW, THEREFORE BE IT RESOLVED:

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

VOTE

Ayes; Dan Walker, Mike Carpenter, Ann Chaffee, Rich Teeter, Joe Dawson

Nays; None

Consideration of Subdivision of Tax Parcel 2.-3-9.22, Bruce Stewart, 288 N. Applegate Rd

Property owned by Mr Holmes, Subdividing off and selling to another local farmer, Lot D 11 Acres under contract with Mr white who owns house in front of it, parcel C is where existing

house and outbuilding are 10 acres, parcel B 6 acres, parcel E 8 acres, both have road frontage on Applegate road, they are potential building lots. Subdivision law section, amended august 2014, did not take out what needed to take out of the subdivision law, maybe at some point we should go through it, dan you may not have the most recent, Mike, it is getting more and more relevant. Mike, this is actually, dan it will result in 3 new lots, a gets consolidated and D gets consolidated. This is with keeping with the subdivision law, actually 4 new lots, lower lot D is under contract to go to Mr White, may or may not consolidate, road frontage was in original survey. With caveat that parcel A is combined it still falls with in because not creating more then 4, mike it would be great to get a revised copy of the subdivision law.

In a situation where we are breaking up into 4 parcel what kind of thing would be sentimental, solar project was similar subdivision. But this is different taking empty lots and still remaining empty lots that could still be built on, this particular action does not have an sentimental impact, not until they are actually build on, and if 2 single family homes are built on road frontage, would town want t asay if under an acre, you would want to tell the people , the head subdivision lotys were not very wide but health dept said that they could provide sanitary permits for the lots. If there were waterway or questionable water ways those are things we would want to consider, Dan, yes in that case. On this map which is the subject parcel right here, there is a little water body in the woods. Definitely a pond there, partially on D and A, there is a tributary to willbrook that drains up, map from county GIS site. Parcel joining above has some waterways. There is room to build and stay out of the wet areas, that whole section is low and wet. When dan reviedved the Environmental assmement he took that into account, Mike just trying to understand the logic.

Town of Enfield Planning Board, October 6, 2021

PB resolution No. 2021- 16 : SEQR, Stewart Subdivision, 288 North Applegate Road, Enfield, NY, Tax Parcel No. 2.-3-9.22

Moved By- Mike Carpenter

Second By – Ann Chaffee

WHEREAS:

1. This action is Consideration of Subdivision Approval for a 5 lot Subdivision located at 288 North Applegate Road in the Town of Enfield. Tax Parcel 2.-3-9.22; Bruce Stewart Owner; 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 Stewart 5 lot subdivision proposal; and
3. The Planning Board, on October 6, 2021, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, prepared and submitted by the Applicant; Survey Map Showing Lands of Bruce Stewart prepared by T.G. Miller PC dated 6/8/2021, revised 9/26/2021; and
4. The planning Board on October 6, 2021, 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

Ayes; Dan Walker, Mike Carpenter, Ann Chaffee, Henry Hansteen, Rich Teeter

Nays; None

Resolution #17 288 N Applegate rd, we have seen the plat and other subdivision materials., owned by George holmes

Mikes reading of subdivision law that planning board has nothing to do with it, it's a 2 lot minor subdivision get rest from audio (reading from law) anything above 2 lots is a minor subdivision (Dan, are you still reading from the old law? Mike I guess that I am. Dan there are new things in the law for minor subdivisions. Ok, good.

Town of Enfield Planning Board, October 6, 2021

PB resolution No. 2021- 17 : Stewart Subdivision Approval, 288 North Applegate Road, Enfield, NY, Tax Parcel No. 2.-3-9.22

Moved By- Ann Chaffee

Second By – Mike Carpenter

WHEREAS:

1. This action is Consideration of Final Subdivision Approval for a 5 lot Subdivision located at 288 North Applegate Road in the Town of Enfield, Bruce Stewart Owner; 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 Stewart Subdivision 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 Planning Board, on October 6, 2021 has reviewed and accepted the subdivision drawings entitled, Survey Map Showing Lands of Bruce Stewart prepared by T.G. Miller PC dated 6/8/2021, Revised 9/26/2021; and other application materials;

NOW, THEREFORE BE IT RESOLVED:

That the town of Enfield Planning Board hereby grants subdivision approval for the above referenced action as proposed, with the condition that parcel "A" will be combined with Tax Parcel 2.-3-4.2.

VOTE

Ayes; Dan Walker, Mike Carpenter, Ann Chaffee, Henry Hansteen, Rich Teeter

Nays; None

Discussion of Proposed site plan review law modification for drinking water protection, Planning Board voted to return proposed water law to the Town Board without any changes, all voted in favor.

Document dated 5-25-21

Clarifying that this is not Ag uses, we don't have the authority to control those, AG projects are not under our preview. Section, this is amending assisting Site Plan review law, no new restrictions on AG, 10, subject to NYS AG Law

Adjournment

8:40PM