

Town of Enfield Planning Board Meeting and Public Hearing
Wednesday, April 6, 2022, 7:15 p.m.
Via the Zoom online meeting Platform

Present: Daniel Walker, Planning Board Chair; Planning Board members, Ann Chaffee, Michael Carpenter, Rich Teeter, Henry Hansteen; Planning Board Alternates, Aaron Abb, Joe Dawson; Town Clerk Mary Cornell; Town Supervisor Stephanie Redmond, Councilperson Robert Lynch; Code Enforcement Officer Alan Teeter

Absent:

Call to order: Planning Board Chair Daniel Walker called the meeting to order at 7:08 p.m.

Review of minutes:

Public Hearing for 594 Bostwick Road Subdivision:

Mike Carpenter as the applicant will not vote on this matter. The open development document asks for 30' wide easement for all parcels using the existing driveway. The driveway will be 12" 20'x40' long. He would not be able to complete the driveway currently without replacing the culvert. The current width is 14', and one side is currently a wet area. By the completion of the turnaround and a new survey (complications of the culvert and the state road) costs are prohibitive and he would like to withdraw his application. Dan Walker anticipates that we may get more applications for these and the 20' wide is a standard town road width and in this particular situation, there is a maximum of 5 parcels using this right-of-way. The PB presented this as the best option and the road has to be sufficient for emergency use.

Planning Board Chair Dan Walker closed the Public Hearing at 7:17 p.m.

Additional comments made in reference to this topic - Dan has gone through the subdivision regulations and has wanted to add this component on Open Development – section 280A, there are two ways to have buildable lots that are not on Town Or County owned roads and would need to meet the minimum town roadway requirements. He is researching on how to add this option to the (Needs to comply with Town Road policy) Standard subdivision road is in the subdivision regulations that is outdated and he would like to improve the clarity of the policy (He will have a discussion with Highway Superintendent Rollins and the Town Board). There are a couple of communities College view and Meadowbrook that will need to be included.

Salt Barn Site Plan Review:

Planning Board Chair Walker shared his screen of the site plan for the highway facility. The Town received a grant from the NYSDEC to store Highway Salt and Sand. The Town Board put together an RFP and there is a proposal to build a 60x160 facility. There is a current gravel pad. The building is over 10,000 sq' which has to have a site plan review from the planning board in order to have the permit. A Public Hearing is not required to proceed. The site has already been developed with a gravel plan. Aaron Abb asked if any further plans are needed. Per Dan – no this is a town-owned facility and it was in the original site plan. There will be minimal ground disturbance, the structure is basically a large pole barn and will have an asphalt floor. The Town has a SEQR (Dan completed for the Town). Rich wanted to know the percentage that the DEC is putting in on the grant. It is a 50% match from the DEC. It will be slightly over that and Supervisor Redmond is working with Municipal Solutions to fund the remaining balance of the project. The total cost is a little north of \$700,000. Councilperson Lynch commented that Highway Superintendent Rollins shared that it is only a matter of time before the state requires sand to be covered.

Resolution site plan approval Town of Enfield Highway Department Salt Barn
Town of Enfield Planning Board, April 6, 2022

PB resolution No. 2022-3 : Site Plan Approval, Town of Enfield Highway Department Salt Barn, 475 Enfield Main Road, Tax Parcel No 14.-2-2.8

Moved By- Michael Carpenter

Second By – Ann Chaffee

WHEREAS:

1. This action is Consideration of Final Site Plan Approval for the Enfield Highway Department Salt Barn located at 475 Enfield Main Road in the Town of Enfield. The Project involves the Construction of an 80 X 168 wood frame Structure for the storage of salt and sand on an existing storage pad at the Town of Enfield Highway Facility: and
2. This is an Unlisted/Type I/Type II Action for which the Town of Enfield Town Board, acting in an uncoordinated environmental review with respect to the Salt Barn proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a Long Environmental Assessment form part 1, prepared and submitted by the Applicant; and prepared a Long Environmental Assessment Form Parts 2 and 3; and
3. The Planning Board, has reviewed and accepted the site plan drawings and other application materials.

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

Ayes; 5 - Walker, Chaffee, Teeter, Carpenter, Hansteen

Nays; 0

Carried.

NY Stretch Energy Code: Supervisor Redmond asked the planning board to review the NY Stretch Code and report to t20-24% Energy cost savings. They have changed insulation values and taken away a table and more energy efficient windows. Hot water design – limits size of the pipes and houses have to be solar ready (requires extra breaker space and a conduit running from the roof to the breaker box- in the woods or facing north is an exception. Have to have breaker space for electric car charging. A requirement may be for a higher ampage box. 200 amps is typical. In Floor Radiant heat was not discussed. 50' for ½" pipe. Henry asked Alan if he is concerned with adopting the new regulations. He can be difficult, they need to be aware of it before the plan for the home. This does not appear to save the home significant energy costs. Henry does not feel strongly one way or another. In regards to funds there are not significant. Mike asked Alan on the infiltration rate, is there a change in the stretch code. Mike suggested that the Planning Board looks into it further and look primarily for the residential specifications. This would be a stand alone local law. There has to be a new local law for Code Enforcement this year which the municipality needs to adopt by the end of this year. Alan will look into it and send it to Stephanie. Stephanie has asked the Planning Board to notify her before the May Planning Board Meeting if the Planning Board would like to move forward with the adoption of the Stretch law. Alan will forward verbiage to Stephanie from the Town of Newfield if the Town Board decides to pursue this forward.

Discussion on Seasonal/Private Roads:

Dan will work with Buddy and Alan to create an up-to-date Town Roadway Map. Research needs to be completed on regulations to have clear requirements of the impact on the town if a house is built by a landowner on a seasonal road.

Review Subdivision Regulations:

The Planning Board reviewed and made suggested changes to the site plan regulations. Dan will continue to review and send suggested changes to the Planning Board Members for review.

Adjournment:

Planning Board Member Ann Chaffee motioned to adjourn and Mike Carpenter seconded, adjourned at 8:54 p.m.

Respectfully Submitted,

Mary Cornell

Mary Cornell
Town Clerk