

**Town of Enfield Planning Board Meeting & Public Hearing**  
**Wednesday, February 2, 2022**  
**7:10 pm**  
**Via the Zoom Online Meeting Platform**

**Present:** Planning Board Chair Dan Walker, Planning Board Members; Ann Chaffee, Michael Carpenter, Henry Hansteen; Planning Board Alternate Board Member Aaron Abb; Town Supervisor Stephanie Redmond, Town Councilpersons Jude Lemke, Cassandra Hinkle and Robert Lynch, Town Code officer Alan Teeter; Town Clerk Mary Cornell, Deputy Town Clerk Alice Linton; Planning Board Member Rich Teeter and Alternate Planning Board Member Joe Dawson arrived 7:30 pm.

**Chair Dan Walker opened the Public Hearing at 7:10 pm.**

Gary Miller (One of the Executor's of the Bly Estate) gave a brief overview of the parcels. The land has been used by a local farmer and it will continue to be used in the same manner.

Project description 305 North Applegate Road Subdivision – 3 lot subdivision (99 acre in total) Bergen farms is purchasing the largest portion (Parcel B, ~82 acres). Which is tillable land and a smaller wooded lot. Parcel C ~10 acres to Terry Bailey. Parcel A will be deeded to Bonnie Maine.

Dan Walker is finishing the SEQR and will pass it along to Code Officer Teeter. There will be no/small impact on this subdivision. This will not result in any significant impacts to the environment.

**PB resolution No. 2022-1: SEQR, Blye Subdivision, 305 N. Applegate Rd., Enfield, NY, Tax Parcel No. 3.-1-5**

**WHEREAS:**

1. This action is Consideration of Subdivision Approval for a 3 lot Subdivision located at 305 N. Applegate Road in the Town of Enfield. Tax Parcel 3.-1-5; Estate of Genevieve G. Miller Blye 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 Blye 3 lot subdivision proposal; and
3. The Planning Board, on February 2, 2022, has reviewed and accepted as adequate a Short Environmental Assessment form part 1, and the proposed Survey Map Showing Lands of the Estate of Genevieve G. Miller Blye, prepared by Sheive Land Surveying dated 11/22/2021; and
4. The planning Board on February 2, 2022, 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.

Moved By- Henry Hansteen

Second By – Ann Chaffee

**VOTE**

Ayes – Henry Hansteen, Ann Chaffee, Dan Walker, Michael Carpenter, Aaron Abb

Nays - 0

**Public Hearing closed 7:25 pm.**

**Chairperson Dan Walker opened the regular meeting at 7:25 pm.**

**PB resolution No. 2022-2: Blye Subdivision Approval, 305 N. Applegate Rd, Enfield, NY, Tax Parcel No. 3.-1-5**

WHEREAS:

1. This action is Consideration of Final Subdivision Approval for a 3 lot Subdivision located at 305 N. Applegate Road in the Town of Enfield, Estate of Genevieve G. Miller Blye, 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 Blye Subdivision proposal, made a negative determination of environmental significance after having reviewed and accepted as adequate a Short Environmental Assessment form part 1; and prepared a Short Environmental Assessment Form Parts 2 and 3; and
3. The Planning Board, on February 2, 2022 has reviewed and accepted the subdivision drawings entitled, Survey Map Showing Lands of Estate of Genevieve G. Miller Blye prepared by Sheive Land Surveying dated 11/22/2021; 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.

Moved By- Michael Carpenter

Second By – Ann Chaffee

VOTE

Ayes – Dan Walker, Michael Carpenter, Ann Chaffee, Aaron Abb, Rich Teeter

Nays - 0

**Approval of Minutes for January:**

Michael Carpenter moved and Henry Hansteen seconded.

Dan Walker, aye; Ann Chaffee, aye; Michael Carpenter, aye; Aaron Abb, aye; Henry Hansteen, aye. Carried.

**Interview applicants for planning board opening:**

Dan Walker shared Briana’s Brinkard-Dale’s letter of interest with the Planning Board. Mike Carpenter stated that Briana seemed interested. He was hopeful she would have attended the meeting to show her interest. Not having met her and not having her attend any meetings I would not necessarily support her. I would encourage Briana to attend meetings going forward. Ann Chaffee agreed with his comments. Councilperson Lynch asked if Ms. Brinkard-Dale was aware of the meeting tonight and perhaps thought to attend the Town Board meeting instead as they would make the appointment? Dan Walker suggested she may have attended as she had shown interest. The Planning Board made a recommendation last month to recommend Henry Hansteen and will continue with their recommendation.

**The Application for a sketch plan for 594 Bostwick Road Subdivision.:**

Dan Walker shared the subdivision Plat Map. Michael Carpenter shared details on the original division of parcels. Furthermore the main parcel had just over 60’ road frontage on Bostwick Rd. The frontage has been divided into four 15’ parcels. The fifth parcel a 1.5 acre lot does not have road frontage, but will have a legal right of way if approved and sold. Serenna McCloud is interested in purchasing the 1.5 acre parcel. She would like to build a house on this parcel if the town board is willing to approve this subdivision and it would include a legal right of way using existing properties. Serena would be given the same shared right of way current parcel owners share and it would carry forth. The Planning Board has had several requests regarding landlocked parcels. The idea to widen the property at Bostwick Rd should be pursued if possible. Henry Hansteen mentioned NYS Law allows the lot to be approved with right-of-way use in relation to NYS Consolidated law 280A – Creation of an Open development District (Alan Teeter provided details on the law). The Planning Board would submit the request to the Town Board for approval. Dan Walker will work with Michael Carpenter to gather the document(s) needed and he will create the report.

Robert Lynch gave insight on the extent of the pipeline (Not a long haul line.).

**Review Subdivision Regulations:** Postponed until the March meeting.

**Adjournment:**

Michael Carpenter moved to adjourn, at 8:27 pm. with a second by Henry Hansteen. All in favor.

Respectfully submitted,

Mary Cornell  
Town Clerk