



# Department of Planning & Sustainability

**COMMISSIONER**  
Katherine Borgella

**DEPUTY COMMISSIONER**  
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | [tompkinscountyny.gov/planning](http://tompkinscountyny.gov/planning)

March 30, 2023

Alan Teeter, Code Enforcement Officer  
Town of Enfield  
182 Enfield Main Rd.  
Enfield, NY 14850

## **Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law**

**Proposed Action: Proposed Breezy Meadows Subdivision, Tax Parcels 2.-2-8, 2.-1-7, 2.-1-8, 2.-2-4.34, JW Kenny Credit Shelter Trust LLC, Owner; Land and Lakes Development LLC, Applicant.**

Dear Mr. Teeter:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have a significant county-wide or inter-community impact. Therefore, we recommend modification of the proposed action. If the decision-making body does not incorporate the recommended modifications, such approval will require a vote of a majority plus one of all members of the decision-making body.

### **Recommended Modifications**

- There is a County E911 communications tower located within the proposed subdivision. This tower is an integral part of the County's interconnected public safety communication system which links public safety organizations across all communities in Tompkins County. To ensure the well-being of residents within the County, we recommend that (1) any action on this subdivision proposal by the Town acknowledge the existence of the Public Safety Communication tower located on proposed Lot #13 and (2) require the applicant to reach a written agreement with Tompkins County prior to the final approval of the subdivision that ensures the long-term location and operation of the tower. Maintaining the use of and clear access to this tower will maintain the continued high-level operation of the entire county's public safety communication system.
- We recommend that the Town require the applicant to identify building envelopes on the proposed lots that contain streams and wetlands in order to exclude land that incorporates wetlands, lands within the 50-foot buffer of the intermittent streams and lands within the 100-foot buffer of the perennial streams on the property. The modification is recommended to help preserve and protect water quality. The attached map, created using the provided subdivision plat and the Tompkins County Natural Resources Inventory, appears to show the following:
  - Lots with perennial streams: Lot 19
  - Lots with intermittent streams: Lots 2, 3, 4, 10, 11, 19, 25, and 26
  - Lots with wetlands: Lots 1, 5, 10, and 19.

- We recommend that the Town require the applicant to either a) provide the Tompkins County Department of Whole Health, Environmental Health Division, a complete proposal for this subdivision for Realty Subdivision review or b) provide the Environmental Health Division with a clear statement that this proposal is not a Realty Subdivision as defined by the New York State Department of Health, [New York Realty Subdivision Laws: Article 11, Title II Public Health Law](#).

### Comments

In addition to the recommended modifications, we have the following comments on the proposed action:

- Tucker Road is an unpaved Town road. The Town should consider the impact 24 new lots with access to Tucker Road will have on the operation and maintenance of the road.
- The Tompkins County Highway Department advises against any land improvements which collect or direct stormwater runoff to the County Highway right-of-way. The Town should consider other opportunities for capturing and retaining stormwater runoff on site for this proposed subdivision.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

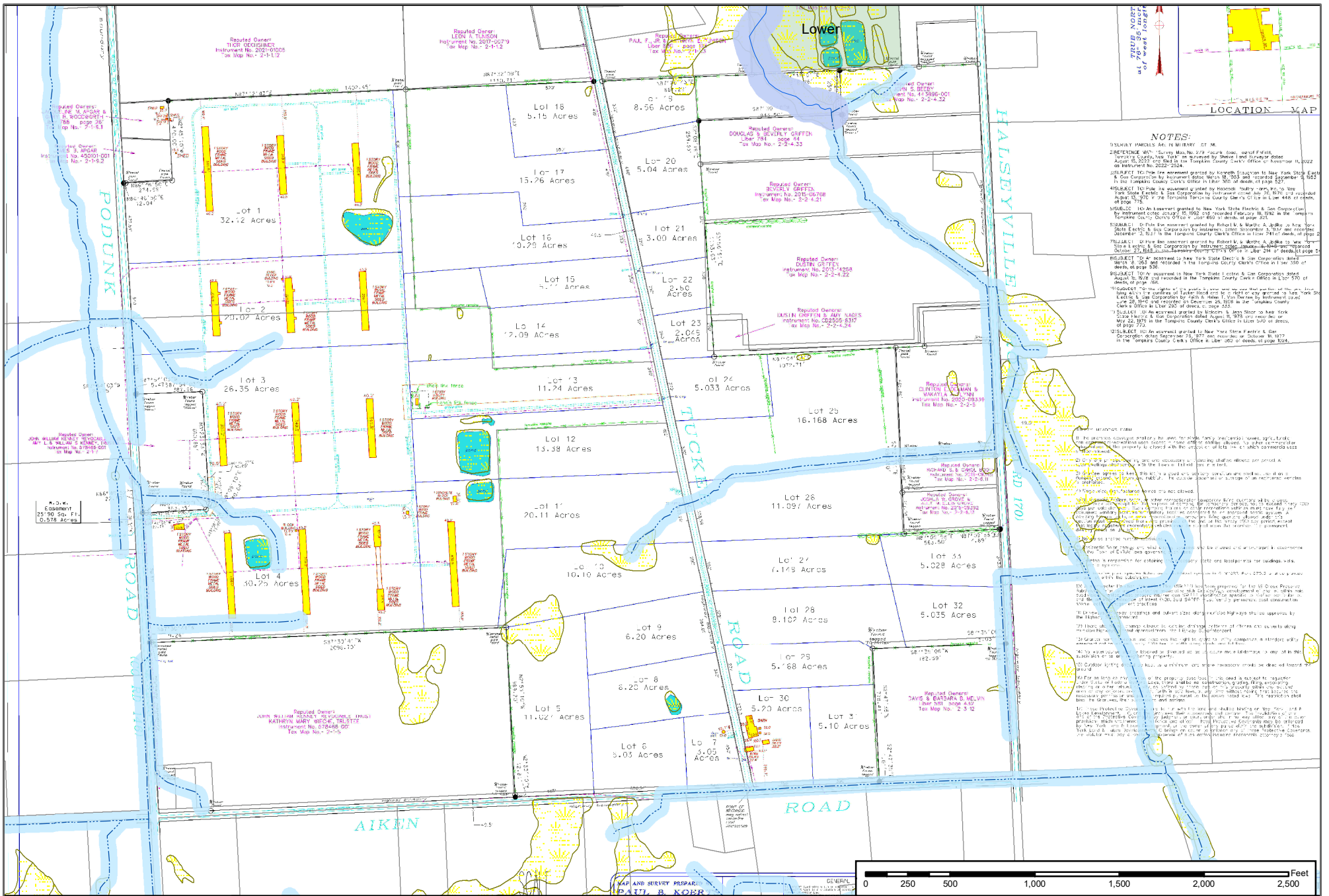
Sincerely,



Katherine Borgella, AICP  
Commissioner of Planning and Sustainability

cc: Anne Koreman, Tompkins County Legislator, District 5  
William Troy, Tompkins County Attorney  
Michael Stitley, Tompkins County Department of Emergency Response Director  
Elizabeth Cameron, Tompkins County Environmental Health Director  
Scott Freyburger, Tompkins County Public Health Engineer  
Jeffrey Smith, Tompkins County Highway Director

Attachment: Proposed Breezy Meadow Subdivision NRI Map



**NOTES:**

- 3/14/14: AMHS 44, 45, 46, 47, 48
- 3/14/14: AMHS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- 3/14/14: AMHS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

# Breezy Meadows Subdivision

- Perennial Streams
- - - Intermittent Streams
- 100' Perennial Stream Buffer
- 50' Intermittent Stream Buffer
- Tax Parcels 2022
- Tompkins County Water Resources Council Wetlands 2012
- Open Space

