

**Town of Enfield Planning Board**  
**Wednesday, June 7, 2023**  
**At 7:00 pm**  
**In-Person at the Town Courthouse and Via the Zoom Meeting Platform**

**Present:** Planning Board Chair, Planning Board Members; Henry Hansteen, Michael Carpenter, Rich Teeter, Ann Chaffee; Planning Board Alternate Greg Hutnik; Town Clerk Mary Cornell; Town Councilperson Robert Lynch

**Virtual Attendance:** Town Councilperson Jude Lemke; Town Supervisor Stephanie Redmond.

**Call to order:** Chairman Walker called the meeting to order at 7:05 pm

**Minutes:** Carpenter motioned and Hansteen seconded to approve the May 3, 2023 Planning Board Meeting Minutes. Discussion: Teeter and Walker asked for two changes to the minutes. The clerk will make the changes as asked.

Vote: Carpenter, Aye; Walker, Aye; Hansteen, Aye; Chaffee, Aye; Teeter, Aye.

**Subdivision Review Breezy Meadows Subdivision:**

The property has been purchased by developers. They have been in contact with Tompkins County regarding the parcel that they currently lease to them to start discussions on potentially selling the parcel to them. Chairman Walker shared the resolution that he had drafted which should address most if not all of the concerns that the County had shared in their review and submitted to the Planning Board last month. The Planning Board proceeded to go over the resolution and discussed as they went.

Chairman Walker asked Board members if they had seen/read the email from Councilperson Lynch, Carpenter stated that he had and he would like Councilperson Lynch to read his comments. Councilperson Lynch "That Planning Board approval for this subdivision shall be (further) conditioned on the following:

"That as a condition to the sale of any parcel in this subdivision, the seller, New York Land and Lakes Development LLC, shall certify to the prospective purchaser in writing prior to closing on that parcel's sale, absent the existence of any readily-available public water supply, that the lot sold holds sufficient groundwater production capacity to support the use intended, and that in no instance it holds less capacity than that required to support the needs of a three-bedroom, single-family residence, a capacity standard based on the established or generally-accepted standards employed by the Tompkins County Health Department at the time of sale, and that this condition for sale can only be waived at the explicit request of the prospective purchaser."

Carpenter argued it is too vague and is not reasonable to be required of the developer. Lynch quoted comments that Chairman Walker made at the May 10, 2023 Town Board Meeting. Carpenter said if we were going to do this we would need have to had done so at the start of the process. Carpenter thanked Councilperson Lynch for his concern, but he does not feel like it would be keeping within the Planning Boards Purview.

Councilperson Lynch suggested that the planning board look into a Public Water System for the town. Carpenter asked if this is something that the Town Board is considering. Lynch said it is something that he will bring up for discussion. Both Carpenter and Walker said it was a good idea to start discussions on a Public Water system for the Town.

**PB resolution No. 2023- 6 : Subdivision Approval, Breezy Meadows Subdivision, Podunk Road, Tucker Road, Aiken Road and Halseyville Road, Enfield, NY, Tax Parcel No. 2.-1-7, 2.-1-8, 2.-2-4.34, & 2.-2-8**

WHEREAS:

This action is Consideration of Subdivision Approval for a 33 lot Subdivision located between Podunk Road, Tucker Road, Aiken Road and Halseyville Road Enfield, NY, Tax Parcel No. 2.-1-7, 2.-1-8, 2.-2-4.34, & 2.-2-8; JW Kenney Credit Shelter Trust Owner; and

Tax Parcel 2.-1-7 is a 99.91-acre parcel located at 255 Podunk Road, 2.-1-8 is a 46 acre parcel with frontage on Podunk Road, 2.-2-4.34 is a 4.99 acre landlocked parcel off of Halseyville Road and 2.-2-8 is a 191.93 acre parcel at 9 Tucker Road; and

This is a Type 1 Action under SEQRA for which the Town of Enfield Planning Board has made a negative determination of environmental significance; and

The Planning board has reviewed the Subdivision Plat of Breezy Meadows Farm, prepared by Paul B. Koerts, Professional Land Surveyor dated January 31, 2023; and

The planning board has determined that the subdivision is classified as a major subdivision as defined by the Town of Enfield Subdivision Regulations; and

The Planning Board at a public hearing on April 5, 2023, heard and considered comments from the public which included concerns about water supply quantity and quality, Loss of farm land, impact on Tucker Road, stormwater runoff and the condition of the existing large buildings on Lots 1, 2, 3, 4 and 11; and

The applicant has provided a well water study which included NYSDEC and health department records with the conclusion that the proposed density of housing is typical of low density development typical of Enfield; and

The applicant has prepared a Storm Water Pollution Prevention Plan for the Subdivision area with specific requirements for maintaining existing stormwater runoff conditions for construction on each lot, and

The Subdivision has been designed to allow small agricultural use on the lots with farmable land which is are lot configurations in demand in upstate new York; and

The Planning Board Chairman conferred with the Town Highway Superintendent regarding the condition of Tucker Road with a response that the road is a gravel road in good condition and should be adequate for the additional lots with normal maintenance and the town does not intend to make major improvements to the road; and

Tompkins County Planning has completed a 239 review of the proposed subdivision with comments regarding the 911 communications tower on the parcel and recommendations to protect the county mapped buffers for streams and wetlands on the property; and

The plan has been revised to show the county mapped stream buffers and restrict any construction in those buffers; and

The Planning Board Chair has communicated with the Tompkins County Emergency Management Director, the County Attorney and the county director of assessment acknowledging the public safety communications tower and the importance of maintaining the lease area benefitting Tompkins County;

NOW, THEREFORE BE IT RESOLVED:

That the town of Enfield Planning Board hereby approves the Breezy Meadows Subdivision with the following conditions:

The Tompkins County Lease Area shown on the plat as "Lot 13 easement 3.086 Acres" may be subdivided from Lot 13 for sale to Tompkins County to maintain the integrity of the Emergency Communications System, with no further planning board action.

Before construction on any of the lots a SWPPP will be completed and submitted to the Code Enforcement Officer for the proposed construction prior to the issuance of a Building Permit. The SWPPP will incorporate green infrastructure components as required by the current NYSDEC Stormwater Design Manual to ensure that there is no change in runoff volume or change in drainage to adjoining properties.

Moved By- Hansteen

Second By – Chaffee

Vote: Carpenter, Aye; Walker, Aye; Hansteen, Aye; Chaffee, Aye; Teeter, Aye; Carried.

**Review Subdivision regulations:** The planning board went over Local Rural Road Classification in the subdivision regulations and started on page 12. Hutnik asked what is the purpose of going over the regulations? Chairman Walker shared that they have been going over the regulations on and off as they have had time to do so. The Planning Board is going over them to make sure all needed information is included as the Town does not currently have zoning. Carpenter had a question on pg 13 that applies to section 206.1, do these procedures kick in for both of the following sections 204.2 and 204.3? He would like the language too be clearer. Chairman Walker shared this needs should be corrected. The Board proceeded to make changes as they went through the document. Chairman Walker asked the board to look at section 270 on page 27 for discussion at the next meeting.

**Adjournment:** Hansteen motioned to adjourn and Carpenter seconded, adjourned at 9:17.

Respectfully submitted,

*Mary Cornell*

Mary Cornell  
Planning Board Clerk