

**TOWN OF SMITHVILLE
PLANNING BOARD MEETING MINUTES
WEDNESDAY, APRIL 6, 2022**

I. CALL TO ORDER: Chair Deborah Lilley called the meeting to order at 6:30 p.m.

II. ATTENDANCE:

Planning Board Members Present: Chair Deborah Lilley, Fred Heisler, Jr. Robert Brooks, Dakota Warren, Marie Kehl (arrived at 6:49 p.m.), and Donna Marie Utter, Clerk.

Planning Board Members Absent: none

Others in Attendance: none

III. REVIEW/APPROVAL OF MINUTES:

- A motion to approve the minutes from the meeting held on February 2, 2022, was made by Board member Warren, seconded by Board member Heisler. All members voted aye; motion carried.

IV. NEW BUSINESS:

1. Bernardo Borges – PV Solar Farm: An email was received from Bernardo Borges, Mayflower PLLC, inquiring as to whether there are any laws in Smithville which govern solar farms as he could not find anything on the website regarding this. Board member Heisler stated that he did not give an address for where he is interested in pursuing a solar farm, and whether or not the site is viable. It was determined that Mr. Borges does not own property in Smithville and is probably a representative of a company who is fishing for information to approach landowners in the future regarding the possibility of installing a solar farm on their property.

2. Keith Porada: Board member Warren stated that Mr. Porada was at the last meeting (that did not take place due to lack of a quorum) and was interested in doing a subdivision of his property. Board member Warren gave Mr. Porada Chair Lilley's information as well as the Town Clerk, Alison Owens', information and directed him to reach out to them as to the requirements needed to subdivide the property. Chair Lilley stated that he has not reached out to her.

3. Property at 161 Windham Road: Chair Lilley stated that Rachel Pechel from Clayton Homes of Oneonta reached out to her regarding property located at 161 Windham Road which currently has an old farmhouse on the property. The owners are interested in taking down the farmhouse and installing 2 - 3 double-wides.

Chair Lilley directed her to contact the County for a permit to take down the current house. Board member Heisler asked how many mobile homes can be on a property before it is considered a trailer park? Several members of the committee stated that they thought it was 4, but not sure of the exact number. There is plenty of property at the location to accommodate 2-3 double-wides.

4. Snashall Subdivision: Mark Snashall, 905 State Highway 220 contacted Chair Lilley that they are going to modify their previous subdivision which was initially presented to the Planning Board on August 5, 2020 to include: Parcel #1 would be 1.5 to 2.0 acres with 200 ft of frontage. Parcel #2 would be 4 – 7 acres with 200 ft of road frontage. The remaining parcel would be over 20 acres. The final subdivision presented (10/7/2020) divided only the larger 4-7 acre piece of property and ultimately did not require a Site Plan Review as it was not under the Planning Board's purview at the time. The new owner of the smaller divided parcels would like it subdivided into 2 instead of 3 modifying the previous subdivision.

- Motion made by Board member Brooks, seconded by Board member Warren that as long as each parcel is more than 2 acres and has at least 200 feet of road frontage, they can modify the previous subdivision without Planning Board approval and will need to redo the tax map document to indicate the new parcels.

V. OLD BUSINESS:

1. Comprehensive Plan Review: The Board reviewed the Comprehensive Plan and the following items were discussed and changes recommended:

Throughout the Plan where survey results are listed, will need to be updated when the results of the new survey are compiled.

Page 20 – **2.6.1.4 Cincinnatus Lake** – Delete the sentence regarding the Town of Smithville's responsibility for dam maintenance. Check on tax exempt status.

Page 28 – Second paragraph - list of businesses and employers in the Town of Smithville needs to be updated.

Page 30 – **2.11.4 Roads** – The final paragraph may need updating based on the results of the new survey.

Page 32 – The first paragraph can be deleted as Smithville Days is no longer held.

Page 33 – **2.15 Fire and Emergency Services** – Board member Kehl will check with Kenny Whitmore, Fire Chief, to see if all the information is correct and any additions that need to be made.

Page 36 – **2.17 – Results of Community Survey** – This information will change after the results of the new survey are received.

– Neglected properties continues to be a major concern. A recommendation needs to be made to the Town Board to hire an additional Code Enforcer to follow up on the process to enforce the current law.

Page 39 – **3.3.1 Opportunities** – Check with Shane Butler regarding whether or not the County establishes historical districts, or if this is something the Town can do. May need to delete the last sentence.

Page 40 – **3.6.1 Opportunities** – Delete first paragraph regarding a small satellite garage.

Page 41 – **3.7.1 Opportunities** – Walking area along the Genegantslet Creek - leave in as the money is still in a Trust and available. A recommendation to the Town Board to do something one way or another should be made.

Page 42 – Delete third paragraph regarding the bridge replacement as this is complete.

2. Survey Discussion: Chair Lilley stated that an account has been established with Survey Monkey and now someone needs to type in the questions and possible responses. Donna Utter, Clerk, will enter the information into Survey Monkey

VI. ADJOURNMENT: There being no further business to be discussed, a motion was made by Board member Heisler, seconded by Board member Warren to adjourn the meeting at 7:45 p.m.

Next Planning Board Meeting is Wednesday, May 4, 2022 at 6:30 p.m.