

Town of Smithville
Planning Board Meeting Minutes
Monday, August 11, 2014
7 P.M.

Planning Board Members: Chairperson Jackie Centerwall, Shane Butler, Doug Garnar, Robert Brooks, and Tim Hanna.

Planning Board Members in Attendance: Shane Butler, Tim Hanna, Jackie Centerwall and Doug Garnar

Planning Board Members Absent/Excused: Robert Brooks

Others in Attendance: Cynthia Mullenax

Jackie Centerwall called the August 11, 2014 Planning Board Meeting to order at 7:00 P.M.

1 – Review and Approval of Meeting Minutes

- July 14, 2014 meeting minutes were presented for approval. Chairperson Jackie Centerwall asked for a motion to approve the July 14, 2014 meeting minutes, motion made by Doug Garnar, 2nd by Shane Butler. Vote unanimous, motion approved.

2 – New Business

- Cynthia Mullenax presented a subdivision proposal (Gerst Subdivision) for her mother's property on Tarbell Road. The property borders State land and encompasses 86.47 acres. She proposes to have a three-lot subdivision with approximately a two acre and ten acre parcel being subdivided off of the main parcel. The lots would be accessed by a 30 foot driveway with an easement and right-of-way for the ten acre lot.
 - o Tim Hanna advised the ten acre lot would have to comply with the three to one, length to width ratio. The Site Plan Review law should be kept in mind if any buildings are proposed at a later date.
 - o Shane Butler suggested not having a right-of-way due to future disagreements should the properties be sold.
 - o Jackie Centerwall pointed out Part 4 of the subdivision law and the map requirements. Jackie suggested Ms. Mullenax review these requirements. A public hearing would be required within 45 days of the approval.
 - o Cynthia Mullenax asked what the fee is per lot. Jackie Centerwall stated it is \$200 per lot submitted before final approval payable to the Town Clerk.

3 –Old Business

- Town Survey Discussion
 - o Doug Garner didn't feel there was good response for a local student in the PIG program. With the new school year starting, he will try to ask again. Jackie Centerwall felt it would be best to do it ourselves but we could use a PIG student for later projects.
 - o Still planning to develop the brochure for use at the Harvest Festival in October. Sending the surveys by mail will not get to every person in the Town which is why we would like to administer the surveys in person and on SurveyMonkey.
 - o Doug Garnar suggested a question asking if residents thought it would be valuable to have a joint Planning Board/Town Board meeting twice a year. We should also ask how residents would like to receive information about Town business. Not everyone receives the Town designated newspaper – Chenango American.

- Site Plan Review
 - o Jackie Centerwall attended the Town Board meeting and asked for their feeling on Attorney Monaco's comments. The Town Board advised the Planning Board to do what they felt was best based on the comments.
 - o Tim Hanna changed the definition of subdivider and will make other changes based on last months meeting comments.
 - o Considerable discussion occurred about the statute of limitations for how long an applicant has to finalize an application before the process is restarted. An applicant will have 90 days from when the Planning Board provides a notice of corrections to finalize the application.
 - o Shane Butler suggested changing the extraordinary costs section to include discussion with the applicant prior to incurring any extraordinary costs. An applicant can decide whether or not they want to incur those costs and proceed with the application.
 - o Jackie Centerwall stated the Town of Smithville does not have a road use agreement at this time, therefore it is unenforceable for the Planning Board to require an applicant to agree to a Road Use Agreement. Wording could be changed to indicate if a road use agreement is in effect in the future.
 - o SEQRA and 239 Review must be completed before submission to Chenango County Planning and Development.

- Planning Board Clerk – No new information

4 –Adjournment

- Jackie Centerwall asked for a motion to adjourn; Motion made by Doug Garnar, Shane Butler 2nd. Vote unanimously in favor, motion approved.

Meeting was adjourned at 9:00 P.M.

Planning Board meetings are scheduled for the second Monday of every month at 7:00 p.m. at the Smithville Community Center.

Next Planning Board Meeting is Monday, September 8, 2014 @ 7:00 PM

PLANNING BOARD 2014 SCHEDULE:

January 13th	February 10th
March 10th	April 14th
May 12th	June 9th
July 14th	August 11th
September 8th	October 13th
November 10th	December 8th

Respectfully submitted by Shane Butler