

**Town of Smithville
Planning Board Meeting Minutes
Monday, November 10, 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 Robert Brooks

Planning Board Members Absent/Excused: Doug Garnar

Others in Attendance: Cynthia Mullenax

Jackie Centerwall called the November 10, 2014 Planning Board Meeting to order at 7:12 P.M.

1 – Review and Approval of Meeting Minutes

- October 13, 2014 meeting minutes were presented for approval. Chairperson Jackie Centerwall asked for a motion to approve the October 13, 2014 meeting minutes, motion made by Tim Hanna, 2nd by Shane Butler. Vote unanimous, motion approved.

2 – New Business

- Gerst Subdivision
 - o Cynthia Mullenax presented the updated survey. Parcel #2 now has road frontage with a 30 foot driveway easement for the rear parcel. The rear boundary of Parcel #1 will be the powerlines. Parcel #2 will be the future site of a home not far behind the powerlines and Parcel #1. The short form EAF has been completed and handed in.
 - o Robert Brooks stated a public hearing would need to be scheduled for the short form EAF with negative declaration.

Chairperson Jackie Centerwall asked for a motion to declare the Gerst Subdivision a minor subdivision, motion made by Shane Butler, seconded by Robert Brooks. Vote unanimous, motion approved.

- o Jackie Centerwall asked Cynthia Mullenax to change the owner name of the adjacent parcel because it indicates the Gerst family as the owner which is not accurate. Robert Brooks asked Ms. Mullenax to provide four copies of the survey as well as four copies of the survey map with aerials and contours.

Chairperson Jackie Centerwall asked for a motion to waive the lot ratio requirement due to the layout of the land and the shape of the parent lot, motion made by Robert Brooks, seconded by Shane Butler. Vote unanimous, motion approved.

Chairperson Jackie Centerwall asked for a motion to schedule the Public Hearing for the Gerst Subdivision for December 8th at 7:00pm, motion made by Robert Brooks, seconded by Shane Butler. Vote unanimous, motion approved.

3 –Old Business

- Site Plan Review
 - o Jackie Centerwall received the decision from the Chenango County 239-Review Committee regarding the Site Plan Review law.
 - o Page 3: Under the definition for “Adult Entertainment Cabaret”, how often is

- o meant by the word “regularly”.
 - o Page 3: Are the last two definitions under Adult Uses too explicit
 - o Page 8: Under Section 4.2.1 #4, should include town roads.
 - o Page 12: Under Section 6.1, appeals should first go through the town board prior to the Supreme Court.
 - o Tim Hanna recommended keeping the definition for Adult Entertainment Cabaret as written because it is a common definition.
 - o Jackie Centerwall recommended keeping the last two definitions under Adult Uses. The purpose of the definitions is to be clear and it would be a larger effort if we wanted to put them back in later.
 - o Jackie Centerwall agreed the third recommendation on including town roads and suggested making the correction.
 - o Shane Butler stated the reasoning behind the fourth recommendation is to allow a person a chance to appeal to the Town Board before having to go to the Supreme Court. Jackie Centerwall suggested keeping what is written but add a bullet before including an appeal to the Town Board first.
- Town Survey
- o Jackie Centerwall stated the County Tax office provides services for stuffing envelopes at a cost. The cost depends on the weight of the envelopes and the number of surveys being sent.
 - o Robert Brooks suggested sending only to property owners because the fliers placed around the town should attract the rest. He also suggested only sending a flier rather than the entire survey. Jackie Centerwall wants to send the surveys because not everyone has internet access.
 - o Shane Butler suggested he could provide an excel file for both property owners and eligible voters. The list could be purged for duplicate names. Robert Brooks suggested doing it this way and having a meeting to stuff the envelopes ourselves.

4 –Adjournment

- Jackie Centerwall asked for a motion to adjourn; Motion made by Robert Brooks, Tim Hanna 2nd. Vote unanimously in favor, motion approved.

Meeting was adjourned at 8:45 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, December 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