

**Town of Smithville**  
**Planning Board Minutes**  
**April 3, 2019**

**Planning Board Members:** Chair, Shane Butler, Robert Brooks, Adam Whitbeck, Pamela Holcomb, and Julie Hatfield

**Planning Board Members Absent/Excused:**

**Others in Attendance:** Lori Eaton, Planning Board Clerk, Lynn Brooks, John Cammarata, Don Dunlap, Town Board Clerk Alison Owens, and Hwy. Supt. Witkowski

**7:00** Chair Butler called the meeting to order.

- **Review and Approval of Minutes:** Chair Butler asked for approval of the Minutes from March 6, 2019. Adam Whitbeck motioned to approve, Pam Holcomb 2<sup>nd</sup>. All Ayes.

**7:01 Public Hearing regarding Waldon Ridge Subdivision.**

Chair Butler opened the public hearing for comments on the 125 acre Waldon Ridge Subdivision. Chair Butler asked anyone with comments to please step forward and state their name. He made a second call for any public comments at which point Mr. Don Dunlap asked to see the plans. Mr. Dunlap questioned if N.Y.S.E.G. has been involved regarding getting power to these sites. Mr. Brooks replied that he believes that these sites will be for recreational use.

Hearing no further comments, Chair Butler called the Public Hearing closed at 7:04. Pam Holcomb made a motion to close and Julie Hatfield 2<sup>nd</sup>. All Ayes.

**7:05:** Chair Butler read aloud the S.E.Q.R.A. and answered “no” to all of the questions determining there would be no negative effect.

**7:07:** Chair Butler called for a motion for a negative declaration. Adam Whitbeck made a motion, 2<sup>nd</sup> by Pam Holcomb. All Ayes. Chair Butler also proposed a motion to approve the Site Plan. Adam Whitbeck made the motion and Julie Hatfield 2<sup>nd</sup>. All ayes.

## **7:09: New Business**

Mr. John Cammarata introduced himself and presented copies of his plan to create a two-story housing community for people 55 years and older on the land between the post office and the fire station. This land consists of 11.41 acres with 585 feet of road frontage to Route 41.

Mr. Cammarata believes that this development would aid residents struggling financially. The number of units is still unknown, but they would consist of one bedroom, one bath, a living room, and a kitchen. He also proposes a general recreational area on the ground floor. The building would include a handicap elevator and two side entrances. Bob Brooks suggested having some of the units contain two bedrooms. Mr. Cammarata has found a Development and Management company in Norwich that would be interested in acquiring this project. The Development and Management Company would build and maintain it, leaving The Town of Smithville responsible only for maintaining the grounds.

Mr. Cammarata plans to talk with a lawyer regarding the possibility of a land lease which would allow a tax benefit for Smithville. Mr. Cammarata has also contacted Sergi's Well Drilling regarding the well and a chlorination system. This information has been given to the Development Company. Chair Butler informed Mr. Cammarata that he would need a Site Plan Review. Mr. Cammarata plans to address the housing community issue at the next Board meeting on April 15, 2019.

## **7:13: Old Business**

- Right to Farm Law

Chair Butler made the necessary modifications and updated the date to read 2019 as opposed to its original inception of 2009. This is the same Right to Farm Law for all of Chenango County with the exception of the Town of Guilford's sub-mediation for Ag and Markets. Smithville has agreed to let Ag and Markets act as mediator.

Chair Butler proposes sending the Right to Farm Law to the Town Board for Approval. Bob Brooks proposed the motion. Adam Whitbeck 2<sup>nd</sup>. All Ayes.

- There were no new Town Board Updates
- Road Preservation Law

Chair Butler took into consideration comments made regarding the draft of the new Road Preservation Law, and received approval from Highway Superintendent Witkowski, and plans to send the revised Road Preservation Law to the Town Board for approval. Bob Brooks proposed a motion to present to Town Board, 2<sup>nd</sup> by Pam Holcomb. All Ayes.

**7:14** Chair Butler called for any new comments. Adam Whitbeck proposed a motion to adjourn, 2<sup>nd</sup> by Pam Holcomb.

**7:14 Adjournment**

Respectfully submitted,

Lori Eaton  
Planning Board Clerk

**Next Planning Board Meeting is May 1, 2019**