

**TOWN OF SMITHVILLE  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY, OCTOBER 7, 2020**

**Call to Order:** Chair Shane Butler called the meeting to order at 6:58 p.m.

**Planning Board Members Present:** Chair Shane Butler, Adam Whitbeck, Bob Brooks, Donna Marie Utter, Clerk.

**Planning Board Members Absent:** Dakota Warren, Fred Heisler, Jr. (arrived at 7:20 p.m.)

**Others in Attendance:** Allison Owens, Town Clerk; Supervisor John Cammarata; BAR member Angelo Cioffi

**1. NEW BUSINESS:**

**Wireless Internet Solutions:** Chairman Shane Butler stated that talks regarding wireless internet solutions County-wide including Smithville have occurred at the County level.

- Supervisor John Cammarata received an email from Northern Array who has been contacting local municipalities regarding home and commercial existing wireless footprints and pursuing possibilities to expand that footprint. It appears that they are a go-between to help arrange connectivity options with wireless companies and municipalities.
- Chairman Shane Butler stated that Southern Tier Aid has held an informational meeting and are trying to get maps from each Town/Village of the areas where internet is not available. The organization has reached out to Broome, Cortland, Chenango, Delaware and Tompkins counties and school districts to form a larger group to increase the odds and amount of a possible grant to help with costs.
- Supervisor John Cammarata stated that there was a wireless company looking at location of possible poles and Tyner Tower and stated that they could supply wireless connectivity without a problem.
- Chairman Shane Butler stated that the same company is working with Norwich. The cost to cover all of Chenango County was approximately 2 million dollars with Smithville costing approximately \$200,000.

**Dollar General Update:** Supervisor John Cammarata stated that he hasn't heard any updates other than there is a federal lien against the property.

**2. REVIEW/APPROVAL OF MINUTES:**

- Copies were mistakenly made of the August minutes instead of the last September meeting, so approval of the September 2, 2020 minutes were tabled until the next meeting.

**3. OLD BUSINESS:**

**Snashall Subdivision:** The proposed subdivision is only going to involve subdividing the larger parcel (4-7 acres) into two, so it does not fall under the Planning Board's purview at this time.

**4. ADJOURNMENT:**

- There being no other business to come before the Planning Board, a motion was made by Planning Board member Bob Brooks, seconded by Planning Board member Adam Whitbeck to adjourn the meeting at 7:20 p.m.

**Next Planning Board Meeting is Wednesday, November 4, 2020 at 7:00 p.m.**

**Submitted by:** Donna Marie Utter, Clerk

- A discussion was had following the meeting with Angelo Cioffi regarding enforcement of deed covenants and whether or not a title search is required before the Planning Board approves building permits.
- Chairman Shane Butler stated that the Planning Board does not look at the title to property prior to approving a building permit. Title searches are done by attorneys prior to the sale of any property.
- Planning Board member Bob Brooks stated that very few properties in this area have covenants included in the deed. If there are covenants, the realtor should inform you of the covenants prior to any sale.
- Chairman Shane Butler stated that the Planning Board and the Town do not enforce deed covenants. Anyone disputing covenants, should get an attorney and file a civil suit against the individual breaking the covenants.
- Angelo Cioffi also commented on the lack of interest from town residents in attending Town Board meetings or Planning Board meetings.
- Chairman Shane Butler commented that if there is a “hot button” topic on the agenda, then some residents will come out to express their concerns, but otherwise, the meetings are not well attended by residents.