

**TOWN OF SMITHVILLE
PLANNING BOARD MINUTES
WEDNESDAY, AUGUST 6, 2024**

I. CALL TO ORDER: Board member Kehl called the meeting to order at 6:30 p.m.

II. ATTENDANCE:

Planning Board Members Present: Marie Kehl, Dakota Warren, Kenneth Whitmore, Joseph Brant, and Donna Marie Utter, Clerk.

Planning Board Members Absent: Robert Brooks

Others in Attendance: Linda Distefano

III. REVIEW/APPROVAL OF MINUTES:

- Motion made by Board member Whitmore, seconded by Board member Warren, to approve the minutes from the July 3, 2024 meeting. All members voted "Aye", motion passed.

IV. NEW BUSINESS:

1. Linda Distefano was present at the meeting to ask if she needed a Site Plan Review to build a second home on her property located on County Road 3. She owns 40 acres and wants to build a second home for a family member. The board informed her that she would not need a Site Plan Review due to the size of her property, but that she would have to go through the County to obtain a building permit.

2. Board member Kehl attended an informational meeting at the County Site Plan Review laws and changing land use. She shared information that she received which including short-term rental properties, noise regulations, regulating RVs for residential use, use of farm barns for promotional events, and renewable energy.

After a discussion, it was suggested that this information could be shared with the Town Board as possible things to review in the future.

A noise ordinance law was suggested. Board member Whitmore had sent an example of one to Board member Kehl for review. Copies of that law will be shared and discussed with other board members at the September meeting.

Regulations concerning renewal energy regarding life expectancy and disposal of equipment when no longer in use was discussed. Board member Brant stated that Afton had just drafted some guidelines for renewable energy installations and he will see if he can get a copy of their information for review and possible use by the Planning Board/Town Board.

V. OLD BUSINESS:

1. Comprehensive Plan – The first 24 pages given to the Board for their review.

2. Refuse Disposal & Junk Storage Law – The newly created combination law which was requested by the Town Board was reviewed by board members and a motion was made by Board member Whitmore, seconded by Board member Brant, to approve the new law and to forward it to the Town Board for their review/approval.

VI. ADJOURNMENT:

- A motion to adjourn was made by Board member Warren, seconded by Board member Whitmore, to adjourn the meeting at 7:03 p.m.

Next Planning Board Meeting is Wednesday, September 4, 2024 at 6:30 p.m.

Respectfully submitted,

Donna Marie Utter
Smithville Planning Board Clerk