

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

**I. CALL TO ORDER:** Board member Kehl called the meeting to order at 6:40 p.m.

**II. ATTENDANCE:**

**Planning Board Members Present:** Marie Kehl, Robert Brooks, Kenneth Whitmore, and Donna Marie Utter, Clerk.

**Planning Board Members Absent:** Joshua Brigham, Dakota Warren

**Others in Attendance:** Alan Myer, Bruce Kinney, Robert Whitmore

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

- Motion made by Board member Whitmore, seconded by Board member Brooks, to approve the minutes from the February 7, 2024 meeting. All members voted in favor, motion carried.

**IV. NEW BUSINESS:**

**1. Alan Myer and Mava Joy Site Plan Review:** Property located at 554 King Road, Tax Map #204.-1-26.2

- Alan Myer is requesting site plan approve to place a shed (14' x 30') with the intention of turning it into a tiny house on his property. The property is just under one-half an acre, with 200 feet of frontage and 75 feet deep.

- The property previously had a trailer on it with a well and septic. The placement of the tiny house on the original gravel pad does not meet current Site Plan Review Law for set-back requirements. After discussion with Bruce Kinney, Code Enforcement Officer, the board decided to approve a variance regarding lot size and set-back requirements to allow for placement of the tiny house on the property due to the presence of a well and septic. Approval is contingent upon the tiny house utilizing piers which will allow for placement further back from the road and the submission of a new site drawing indicating distance placement of the tiny house.

- Alan Myer will measure and redraw the diagram, with measurements, showing the new placement of the tiny house and attach it to the Building Permit. He will then resubmit it to the Smithville Town Clerk and pay the SPR fee. Sign off by Bruce Kinney and members of the Planning Board present at this meeting of their approval will also be required prior to filing the Building Permit with Chenango County.

**2.** Alison Owens, Town Clerk, shared with Board member Kehl that she received a letter from Joe Brant who is interested in joining the Planning Board should a vacancy occur.

3. Robert Whitmore informed the Board that the fire department has received an electric sign from the Brisben Fire Station which will be in front of the firehouse. The sign placement will be well off the state's right-of-way from the road. The Board does not foresee any problems with the new sign and its placement.

**V. OLD BUSINESS:**

**1. Comprehensive Plan:** Continue to discuss and develop/update the Vision Statement, Items for Consideration and Goals for the remainder of the Comprehensive Plan beginning with 3.10 Item for Consideration 9 on page 43.

3.10 – Consideration 9 – leave as is

3.10.1 – Opportunities – leave as is

3.10.2 – Water Source Protection – leave as is

3.11 – Consideration 10 – wording in first sentence – “have been reviewed and in 2023 # of wells were tested.” Get report from Alison to update the paragraph.

3.11.1 – Opportunities – In 2023 the town is considering a water system for the hamlet.

3.12 – Consideration 11 – Change to read agreements with 2 Oxford and Genegantslet

3.12.1 – Opportunities - Delete Brisben. Remove the last sentence. Replace - If the Town proceeds with a water system it would include a fire hydrant system.

3.13 – Consideration 12 - change answers based on survey answers. Delete “most said that they wanted to see enforcement...” Leave in - majority support for fire hydrants

3.13.1 – Replace with - As the water process continues residents should be kept informed on plans and implementation and cost.

3.14 – Consideration – leave as is

3.14.1 – Opportunities - leave as is

3.15 – Consideration 13 – Add - Town Board should consider implementing a plan to protect the town regarding alternative energy plans.

3.15.1 Opportunities – leave as is

**VI. ADJOURNMENT:**

- A motion was made by Board member Brooks, seconded by Board member Whitmore to adjourn the meeting at 7:40 p.m.

**Next Planning Board Meeting is Wednesday, April 3, 2024 at 6:30 p.m.**

Respectfully submitted,  
Donna Marie Utter, Clerk  
Smithville Planning Board