

Town of Smithville
Planning Board Meeting Minutes
Monday December 10th, 2012
7:04 P.M.

Planning Board Members: Chairperson Jackie Centerwall, Tom Pollard, Doug Garnar, Tim Hanna, and Robert Brooks. Dylan Huff – Planning Board Clerk.

Planning Board in Attendance: Chairperson Jackie Centerwall, Tom Pollard, Robert Brooks, Doug Garnar and Tim Hanna. Dylan Huff – Planning Board Clerk.

Also Paul B. Koerts, Professional Land Surveyor, Vincent A. Stanbro, landowner and Katie McCloud, Senior at Greene Central High School attending for Participation in Government course.

1-Jackie Centerwall simultaneously called to order the December 10, 2012 Planning Board Meeting and the Stanbro Subdivision Public Hearing at 7:04 P.M.

Jackie Centerwall opened the floor and requested public comment regarding the Stanbro Subdivision, no public in attendance; no comments made.

Motion made by Robert Brooks to close the public hearing, 2nd Doug Garnar. Vote unanimously in favor, motion approved.

Planning Board proceeded with the review of the SEQRA form and final subdivision map.

Motion made by Robert Brooks for a negative declaration on the SEQRA form, 2nd by Tom Pollard. Vote unanimously in favor, motion approved.

Motion made by Robert Brooks to approve the Stanbro subdivision, 2nd by Doug Garnar. Vote unanimously in favor, motion approved.

Planning Board Chairperson Jackie Centerwall collected \$600.00 fee from Mr. Stanbro, fee paid in cash. Mr. Stanbro received a hand-written receipt from Chairperson Jackie Centerwall. Jackie Centerwall will request a formal receipt be sent by Alison Owens, Smithville Town Clerk.

Chairperson Jackie Centerwall signed approved subdivision maps. Jackie Centerwall also instructed Paul Koerts and Mr. Stanbro to file final plat with Chenango County Clerk's office within 60 days, and to file final plat with Town of Smithville Clerk within 10 days of the first filing.

2- Review of meeting minutes from November 12, 2012. Discussion of meeting minutes, some changes. Motion to approve November 12, 2012 meeting minutes with changes, so moved by Doug Garnar, 2nd by Tom Pollard. Vote unanimously in favor, motion approved.

3- Robert Brooks provided update: Comprehensive Plan was accepted by Town Board at November 2012 meeting, review period set at 3 years.

4- Meeting dates and time for 2013 Planning Board Meetings was discussed. Meetings will continue to be held on the 2nd Monday of each month at 7:00 P.M. at the Smithville Community Center.

5- Old Business.

-Bob Brooks discussed the need to prioritize items in process as he will be leaving in February thru May:

- Town Barn Satellite location

- Road Use Law
- Noise Law
- Site Plan Review Law

Supervisor Heisler has instructed the Planning Board to work on Road Use and Noise Laws in anticipation of natural gas drilling activity in New York State. However, it seems that a number of local county governments including Chenango are working to construct relevant templates that may be available for Town use once complete. Jackie Centerwall will address this at the next Town Board meeting in order to get clarification from the Town Board.

-Town Barn: Tom Pollard and Bruce Kinney will review building plans. No updates on land, no sellers thus far. Bruce Kinney has mapped some possible properties, will enquire to see if owners are interested in selling. Options are becoming less preferable. Criteria are preferably near Smithville Center, and not more than 1 mile from County road 3. Town currently has \$250,000.00 allocated for Town Barn. Possibility of purchasing land with current funds, and gradually developing process. Additional grants possible with addition of a town court. All court requires is a lockable office and an interview room with glass doors/windows. New Town Barn will initially be a satellite barn. Tom Pollard and Bruce Kinney will develop further plans and report back to the Planning Board.

-Road Use Law: Discussion of changes to template. Templates seem very discriminatory of specific businesses and organizations, should change law to apply to a broader description. Broome County, Windsor, and Conklin have recently drafted Road Use/Noise laws, we could also review these as templates as they may be more up-to-date and applicable to our needs. Question of how to hold offenders responsible; will probably focus on irregular traffic. Agriculturally related vehicles are exempt from such laws, as well as fuel trucks. Town CAN regulate logging, and mineral extraction vehicles, as well as vehicles related to the building/construction industry. Due to the many types of roads in the Town seasonal specific regulations should be considered. Enforcement is still a concern for the Planning Board. Could use vehicle counters. Law should be drafted in order to regulate industry in general not a specific industry. Law should refer to Road Use Agreement and Repair document. Greene has a weight restriction law, should also be a consideration. Tom Pollard will contact a Greene representative to obtain information on said law. Doug Garnar will contact a Broome representative and report on Broome County law.

- Site Plan Review Law: Discussion of some recent house construction, Chairperson Jackie Centerwall will call County to find further information on subject of construction permit approval. Review of building permit in question. Such construction would not have been approved with a Town Site Plan Review Law. County should not have approved the permit, according to Robert Brooks. Will law require County to refer approval to Town?

6- Motion to adjourn.

Motion to adjourn the Planning Board meeting; Motion made by Doug Garnar, 2nd by Tim Hanna. Vote unanimously in favor, motion approved.

Meeting was adjourned at 8:40 P.M.

Next Planning Board Meeting is scheduled for January 14, 2013 at 7:00 P.M.

Respectfully submitted by Dylan Huff – Planning Board Clerk