

**Town of Campbell Planning Board Minutes for Meeting of
January 20, 2021, at 6:00 p.m. At the Campbell Town Hall
8529 Main Street, Campbell, New York**

PRESENT: Board Members: Chairman Jeffrey Allen, Linda K. Baird, Stanley Manning, Albert Johnson and Planning Board Secretary: Michelle Seeley Alternate Board Member: Terry Brethen

ABSENT: Abram Thomas

GUESTS: Joseph Simmons, Joseph Seeley, Deb Camann, Wayne Cosier, Bonnie Conaway

Appointment of Vice Chairman

Jeffrey Allen nominated Linda Baird as Vice Chairman to the Planning Board. A motion made by Stanley Manning to accept the nomination was seconded by Terry Brethen. The Motion was approved by a roll call vote: Brethen Aye, Johnson Aye, Manning Aye, Allen Aye, and Baird recused.

Call to Order/ Prior Minutes.

The meeting was called to order at 6 p.m. by Chairman Allen. The Board noted the prior minutes of November 18, 2020. A motion was made by Linda Baird and seconded by Stanley Manning to accept the said minutes as presented. The motion passed unanimously.

Flood Plain Permit Application #1- 2021

It was determined that the BFE is **1018** and that the property is in a 100 year flood plain area. With the concession stand at 1014 ft.

Application #1-2020 of Campbell Savona School District for a floodplain development permit for maintenance of existing Baseball, Softball field fencing, sidewalks and batting cages.

Discussion was had with Sam Vergason the representative from Hunt Engineering representing the CSSD regarding Flood Plain Application # 1-2021. The project is for maintenance of the existing baseball and softball field fencing, sidewalks, asphalt and batting cages. Any changes that occur will be minor in scope. Mr. Vergason stated that this application is mainly due diligence to let the Town know that work is being done.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. Hunt Engineering has presented letters with the application to appoint the School District as Lead Agency on this project, as was the case for the previous Flood Plain Permit # 2004-6. This can be done because involves the State Education Department.

Terrance Brethen stated that the Planning Board would need to sign off as lead agency if they wanted to accept the school boards petition to become lead agency on this project. It was noted by Thomas Hargrave that the previous application in 2004 was accepted because the area is nonresidential.

A motion was made by Terrance Brethen and seconded by Stanley Manning to approve the application FP #1-2021. The motion passed unanimously.

Old Business

Bob Gates Spoke to the Board about returning to the original plan for the building that was approved at the July 15, 2020 Planning Board hearing, for the Dollar General Project. The new design would put the project approximately \$240,000 over budget. Since the inception of the project building costs have almost doubled, Mr. Gates proposed that the building be made out of metal as opposed to wood and the roof would not be a full gabled roof. The building would be sided on all 4 sides as approved previously. Mr. Gates also stated that if the board required them to add the false gabled roof front, he would comply. Thomas Hargrave suggested that the false gable would help the building fit into the surrounding architecture better.

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Albert Johnson brought up the concern of safety for the wind resistance and the snow load capacity of a false gable. Mr. Hargrave mentioned that the structure would need to conform to the most recent NY State standards and would be included in the stamped engineered drawings. A motion to accept the changes to the materials and a flat roof with no false gable was made by Stanley Manning and seconded by Terrance Brethen. The Motion was approved by a roll call vote: Brethen Aye, Johnson Aye, Manning Aye, Allen Aye, and Baird Aye. A motion to accept the changes to the materials and a false gabled roof was made by Terrance Brethen and seconded by Jeffrey Allen. The motion did not pass with a roll call vote: Brethen Nay, Johnson Nay, Manning Nay, Allen Nay, and Baird Nay.

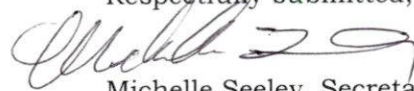
Zoning Law Issues Workshop

The Town Board has suggested 2 dates for the joint Board Workshop to look at the 2014 Town of Campbell Zoning Law. The dates agreed on for the workshop are Monday February 22, 2021 with an alternate date of Wednesday February 24, 2021 at 7 PM. Each member of the three boards, Town Board, Zoning Board and Planning Board have received a copy of the zoning issues that the code officer is in question about, as well as a copy of the 2014 Zoning Law.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:45 p.m.

Respectfully submitted,



Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: January 21, 2021