

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

**PRESENT:** Board Members: Acting Chairman Linda Baird, Stanley Manning, Albert Johnson, Alternate Member Denice Thompson Planning Board Secretary: Michelle Seeley, and Code Enforcement Officer Thomas Hargrave

**ABSENT:** Jeffrey Allen

**GUESTS: Ben Baldwin, Joseph Seeley**

**Call to Order/ Prior Minutes.**

The meeting was called to order at 6 p.m. by Acting Chairman Linda Baird. The Board noted the prior minutes of September 15, 2021. A motion was made by Denice Thompson and seconded by Albert Johnson to accept the said minutes as presented. The motion passed unanimously.

**Flood Plain Permit Application #08-2021 and Site Plan #2021-13 of Benjamin Baldwin to build a 16'x28' addition to an existing building to cover a vehicle lift in the R-1 district of Campbell.**

Acting Chairman Baird declared the public hearing open at 6:03 P.M.

It was noted that for this Site Plan application, a Public Hearing notice was printed in The Leader on October 13, 2021, and posted on the Town Clerk's sign board and on the Town's website.

It was determined that the BFE is 1017' and that the property is in a 100 year flood plain area.

Discussion was had with Benjamin Baldwin regarding Flood Plain Application # 08-2021 and Site Plan application #2021-13 to construct a 16'x28' addition to an existing building to cover a vehicle lift. This building will be built to house an existing lift so the applicant can maintain farm equipment out of the weather. In the future he Mr. Baldwin may apply for a Motor Vehicle repair shop.

Linda Baird questioned if there would be a sign.

Ben Baldwin stated that there are no plans at this time for signage.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR anyways, ending with a negative declaration for the file.

The Public Hearing was closed at 6:05 PM

A motion was offered by Board Member as follows: Regarding the Application for Site Plan #2021-13 of Benjamin Baldwin, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and based on the information from the Flood

Plain application # 08-2021 and with the same conditions; The motion was seconded by Board Member Name and passed with a unanimous vote.

**Site Plan Application #2021-14 and Flood Plain Development permit # 09-2021 of Shawn R. Knowles construction of a fence in back of existing house at 5204 County Route 125.**

Acting Chairman Baird declared the public hearing open at 6:14 P.M.

It was noted that for this Site Plan application, a Public Hearing notice was printed in The Leader on October 13, 2021, and posted on the Town Clerk's sign board and on the Town's website.

Discussion was had with Thomas Hargrave regarding Application # 09-2021 and Site Plan application #2021-14 of Shawn R. Knowles for floodplain development permit and Site Plan Development permit to construct a fence in the back of the existing house.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR anyways, ending with a negative declaration for the file.

The Public Hearing was closed at 6:16 PM

A motion was offered by Stanley Manning as follows: Regarding the Application for Site Plan #2021-14 of Shawn R. Knowles, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and based on the information from the Flood Plain application # 09-2021 and with the same conditions; The motion was seconded by Denice Thompson and passed with a unanimous vote.

**Application #2021-15 of Benjamin Vetter (AKA Vetter Living Trust) for a 4 lot Subdivision of a # 54.177 acre lot at 5419 King Hill Road in the AG Zone - WITH PUBLIC HEARING.**

Discussion was had with Code Enforcement Officer Thomas Hargrave Regarding the planned subdivision of the property located at 5419 King Hill Road in the Agricultural District of Campbell NY.

It was noted that for this application, a Public Hearing notice was printed in The Leader on October 13, 2021, and posted on the Town Clerk's sign board and on the Town's website.

**PUBLIC HEARING:** At 6:20 p.m. Acting Chairman Linda Baird declared the public hearing open with regard to application #2021-15 of Vetter Living trust. Thomas Hargrave explained the plan and spoke in favor of the applications. There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 6:17 p.m.

A motion was offered by Albert Johnson as follows: Regarding the Subdivision Application #2021-15, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, and authorizes the Chairman to sign the plat. Applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature by the Chairman. The motion was seconded by Stanley Manning and passed with a unanimous vote.

**Adjournment.**

There being no further business before the Board, the meeting was upon motion, adjourned at 6:32 p.m.

Respectfully submitted,

Michelle Seeley, Secretary to  
Town of Campbell Planning Board

**Dated:** November 3, 2021

MINUTES- March 20, 2019, \_\_\_\_\_, 2019

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