

**Town of Campbell Planning Board Minutes for Meeting of  
October 21, 2020 at 6:00 p.m. At the Campbell Town Hall  
8529 Main Street, Campbell, New York**

**PRESENT:** Board Members: Chairman Terry Brethen, Jeffrey Allen, Linda K. Baird, Stanley Manning, Abram Thomas, Alternate Member Albert Johnson and Planning Board Secretary: Michelle Seeley, **Code Enforcement Officer:** Thomas Hargrave

**ABSENT:**

**GUESTS: Dale and Stephani Dates, Bob Gage**

**Call to Order/ Prior Minutes.**

The meeting was called to order at 6 p.m. by Chairman Brethen. The Board noted the prior minutes of September 16, 2020. A motion was made by Stanley Manning and seconded by Jeffery Allen to accept the said minutes as presented. The motion passed unanimously.

**Application #2020-18 of Dale and Stephanie Dates, for a 2 lot Subdivision of a .92 acre lot at 9422 Frog Hollow Road in the R-2 – WITH PUBLIC HEARING.**

Discussion was had with Mr. and Mrs. Dates regarding the plans for the subdivided property. The Public Hearing was opened at 6:02 pm and with no public comment closed at 6:03 pm.

Mr. and Mrs. Dates discussed the plans for the property that they want to divide from the original parcel. When the Dates' purchased the property it was two different pieces, they appended it together for tax purposes in 2006. After Tom Austin cleared some trees off the back piece of the property and with the Dates' getting older they see the potential for selling the smaller piece.

Thomas Hargrave stated that the piece being subdivided would be a conforming lot of 11,000 sq. feet and would be appropriate for a 95' x 55' home to be built. This property would have enough room to meet the requirements for an appropriate septic and set back requirements. A perk test has been completed.

A motion was offered by Abram Thomas as follows: Regarding the subdivision Application #2020-18, 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 Linda Baird and passed with a unanimous vote.

### **Dollar General Update**

Bob Gage Senior VP of Net Lease Development, representing Dollar General LLC discussed changes to the design of the future Dollar General store building. Instead of a false gabled roof and wood siding only on the front of the building, the proposed changes would include a full gabled roof and would have wood siding all the way around the building. The heating and AC units would no longer be on the top of the building but would be at the back of the store not visible from Main Street. The company would submit new drawings to Thomas Hargrave for review and would submit to a fire code inspection.

Linda Baird questioned whether the changes in material would affect the fire code requirements. There would be no effect. Albert Johnson mentioned that the roof would be better gabled due to snow and load bearing conditions.

A motion to accept the changes under the condition that the new building meets code requirements and fire safety codes was made by Abram Thomas and seconded by Stanley Manning was approved by roll call vote. Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, and Terrance Brethen Aye.

### **Proposed changes to Zoning Law** **Zoning Issues that need clarification**

1. Storage of demolition derby cars, stock cars, backhoes , tractors, (11.29.3)
2. How can we manage the time vehicles are stored (11.29.4) for notice to remove
3. Classic vehicle. Is there a form, what is fee
4. 11.29.6 Definition of vehicle
5. Portable storage unit- fee set in building permit app, what is definition of portable. what about box trailers
6. Parking- vehicles on town roads, streets. Parking in yards/lawn, # vehicles to a residence. Where on residence can you park
7. Yard sales, no regulation. Placing items along streets & roads (free)
8. 11.17 Solar energy does not address new sites(only under article 9)
9. Operational permits-definition & fee(hazardous materials only)
10. Split zoning of parcels- need actual footage of zones if we continue to do this
11. Update zoning map with easier to read zone differences
12. Single wide homes only allowed in ag zone- but you can stick build with same specs and it is ok
13. Enclosed storage definition contradicts 11.29.3(definition)

14. **Open storage and #13 above are confusing**
15. **Soliciting within Town**
16. **Contractors yards( numerous throughout the town)**
17. **Tiny Houses- need to define per NYS and regulate where they fit in by design**
18. **Farms, agriculture, AG & Markets law – need to better define**
19. **Sidewalks within the town- who owns, repairs,**
20. **911 addressing system- has not been enforced**
21. **Retro changes to existing pools, need plan to help enforce**
22. **Definition of motel (tourist cabin)**
23. **Open burning. NYS FIRE CODE, DEC**
24. **Definition of cabin development**
25. **Definition of open storage**
26. **Travel trailers in mobile home parks**
27. **Complaints; drive by or formal**
28. **Definition of contractors yard( see regulation table)**
29. **Definition of encroachment( town, county, state roads**
30. **Lot orientation ; front, rear , side as aligned with street or road**
31. **11.23.8.3 Town board makes decision??**
32. **Farmstead maintenance. Look at AG/Markets law**
33. **Structure unfit for human occupancy (change code section)**
34. **Definition of violation should include NYS codes**

Thomas Hargrave gave the Planning Board members the preceding list of issues that need clarification in the most recent Town of Campbell Zoning Law. Tom proposed that the Planning Board look at the list and see if they could assist with the changes.

The Planning Board decided to send the list back to the Town Board for assistance since they are the ones who will need to make the changes to the Local Law. The Planning Board is willing to work with the Zoning Board as well as the Town Board to make the changes but would like the Town Board to take the lead.

**Other Business Before the Board**

Terrance Brethen has decided to step down from the planning board at the end of his term. He is willing to become an alternate member for the Board and help where he can. Next month at the November 18, 2020 meeting he will officially step down and a vote by the Board will determine the next chairman for the Planning Board. Mr. Brethen thanked Tom Hargrave and the secretary Michelle Seeley for their assistance while he served as Chairman.

**Adjournment.**

There being no further business before the Board, the meeting was upon motion, adjourned at 7:05 p.m.

Respectfully submitted,

Michelle Seeley, Secretary to  
Town of Campbell Planning Board

**Dated:** November 4, 2020