

Town of Campbell Planning Board Minutes for Meeting of

April 19, 2017 at 6:00 p.m. at the Campbell Town Hall

8529 Main Street, Campbell, New York

PRESENT: Board Members: Chairman Terry Brethen, Jeffrey Allen, Spencer Carter, Denice Thompson and Planning Board Secretary: Sandra M. Austin.

ABSENT: Linda K. Baird.

GUESTS: Abram Thomas and Christina Thomas.

Call to Order/ Prior Minutes.

The meeting was called to order at 6 p.m. by Chairman Brethen. The Board discussed the prior minutes of March 15, 2017. It was noted that the minutes should be amended to clarify the record. On page 10 of the original minutes, the JMC Rentals Application #2017-04 recommendation was discussed. The minutes state that a vote was taken, it was a 2-2 tie and that the tie resulted in a "no action." This was an error. Technically, a tie results in a denial of the application, not a "no action." Accordingly, the Board cannot make a recommendation on the application. The minutes should state that a tie vote results in denial of the application. A motion was made by Carter and seconded by Thompson to accept the said minutes as amended above. The motion passed unanimously.

Site Plan and Special Use Permit Application #2017-07 of Abram Thomas for an auto repair shop at 8381 County Route 4 -WITH PUBLIC HEARING.

At 6:05 p.m., Chairman Brethen declared the public hearing open with regard to the Application #2017-07 of Abram Thomas for an auto repair shop at 8848 County Route 4 [Curtis Hollow Road].

There was no public to speak for or against the application and the public hearing was declared closed.

The plan was discussed with applicant, Abe Thomas, as follows: This is the location of the former Flying H rodeo. Mr. Thomas is the new owner and does not plan to continue with the rodeo. He lives in the house that is located out in the middle of the pasture. The barns are located along the road frontage on County Route 4. There is an existing barn with three bays which he proposes to use for the auto repair shop.

This would be a mixed use of the Agricultural and residential zones. In the Ag uses, an automobile repair shop is permitted but needs site plan review. He needs site plan approval before he can apply for a registered repair shop. There is no floodplain in this area.

It was noted that for SEQR review, this application does not exceed a Type I threshold, the building is existing and the intensity of use is changed. This is an unlisted action; Type II, requiring a short EAF which is submitted. The Board then read through the SEQR EAF form which ended up as a negative declaration.

A motion was offered by Carter and seconded by Thompson as follows: Regarding Application #2017-07, the Planning Board declares the application complete; and having held a public hearing with no comment; having completed the SEQR resulting in a negative declaration of environmental significance; the Planning Board further approves the application as submitted. The motion passed with a unanimous vote.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:27 p.m.

Respectfully submitted,



Sandra M. Austin, Secretary to
Town of Campbell Planning Board

DATED: April 26, 2017.