

Town of Campbell Planning Board Minutes for Meeting of
August 16, 2017 at 6:00 p.m. held at the Campbell Town Hall,
8529 Main Street, Campbell, New York

PRESENT: Board Members: Chairman Terry Brethen, Spencer Carter, Denice Thompson, Linda K. Baird, Alt. Member Donald L. Markell; and Planning Board Secretary: Sandra M. Austin.

ABSENT: Jeffrey Allen.

GUESTS: Joe Seeley, Michelle Seeley and Christine Woodward of The Trust For Tomorrow, on behalf of Campbell Agribusiness LLC.

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 July 19, 2017. A motion was made by Carter and seconded by Baird to accept the said minutes as presented. The motion passed unanimously.

Application #2017-12 of Campbell Agribusiness LLC for Floodplain Development Permit.

Application #2017-12 of Campbell Agribusiness LLC is for a Floodplain Development Permit for excavation to create open water areas for resident and migrating species of waterfowl and water birds on part of tax map #224.00-01-017.120, and is the portion designated as Army COE Wetlands on County Route 125.

Discussion was had with Christine Woodard of The Trust For Tomorrow who explained that the plan is to restore hydrology on the 7.7 acres of wetlands.

A motion was made by Carter and seconded by Thompson to approve the flood plain permit as requested. The motion passed unanimously.

Ice Jam Flooding Prevention Project & Whitehead Land Gift--#2017-13.

Sandy Austin explained that the Town has been working on an Ice Jam Flooding Prevention project for about 4 or 5 years now. We had a proposal outlined by Jeff Parker of Steuben County Soil and Water.

The plan is to clear an area of the trees and brush for the high flow channel to allow a spill over onto and permit excess ice to flow up and out of the channel and stay there until it melts. Access would be gained through lands of formerly of Kraft General Foods, now Upstate Farms, Parcel ID #242.00-02-004.000, which is a 58-acre parcel along the Cohocton River; and their other adjoining lands. Brush and trees have grown up considerably in the past 4 to 5 years that we have been working on the necessary easements. The result of clearing would be a

potential "ice storage zone" to be maintained each year by mowing, trimming and clearing trees on the Upstate Farms' 58-acre parcel.

Access to the river on the upper portion of the Upstate Farms parcel would be through the .52-acre parcel which we were asking for access from Whitehead; we have made progress recently in that: Clifford Jr. and Denise Whitehead ended up gifting this piece of land to the Town [which is the triangular piece of land across the river from the Whitehead house] which is part of Tax ID #242.00-01-024.000. They signed a deed dated August 5th, 2017.

Discussion was had as to the division of the Whitehead land not really being a subdivision; that it is an unbuildable parcel with no access except by way of the easement which we are working on from Upstate Farms. Also it could not be appended to an adjacent lot because the owner is Upstate Farms. Because this is a division of a parcel, a letter to go with the recording of the deed was proposed as an explanation when it comes time to get the deed recorded.

It was also noted that the Town has also had a recent meeting with Upstate officials regarding the easement to cut the brush and trees on the large Upstate parcel. They were very receptive and will likely be signing the easement in the near future. There is also an agreement for maintaining the easement area each year. Sandy credited Tom Austin as very instrumental in coordinating this project with the County Soil and Water and facilitating it along. She also said that it makes sense to record the deed along with the easement when we get it.

A motion was made by Carter and seconded by Thompson that the division of the Whitehead parcel is not a subdivision; it is not a buildable lot, but rather for the purpose of the Ice Jam Flooding Prevention Project and authorized Chairman Brethen to sign a letter indicating this. The motion passed unanimously.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:31 p.m.

Respectfully submitted,



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

DATED: August 30, 2017.