

Town of Campbell Planning Board Minutes for Meeting of
September 20, 2017 at 6:00 p.m. At the Campbell Town Hall
8529 Main Street, Campbell, New York

PRESENT: Board Members: Chairman Terry Brethen, Spencer Carter, Denice Thompson, Linda K. Baird and Planning Board Secretary: Sandra M. Austin.

ABSENT: Jeffrey Allen,

GUESTS: Darrell Rice and Shelly Rice.

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 August 17, 2017. A motion was made by Thompson and seconded by Carter to accept the said minutes as presented. The motion passed unanimously.

Subdivision Application #2017 -14 of Strauss.

A Public Hearing notice was printed in The Leader on September 13, 2017, regarding the Terry L. and Sharon M. Strauss Subdivision Application #2017-14, and posted on the Town Clerk's sign board.

It is noted that there is a consent form in the file whereby Sharon Strauss has consented to have Darrell Rice facilitate the subdivision application. He is the purchaser of the parcel designated as "3A-W".

PUBLIC HEARING: At 6:02 p.m. Chairman Brethen declared the public hearing open with regard to the said application for a 3 - lot subdivision of a 4.12-acre parcel at 4768 Knowles Road in the R-1 Zone.

Darrell Rice explained the plan and spoke in favor of the application. He noted that he and his wife had purchased lot C and B and that the septic is on lot B but the leach field goes off into Lot A. He would have to re-dig the leach field or work a deal with Terry and Sharon Strauss which they did.

There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 6:05 p.m.

Discussion was had regarding the application as follows:

This is a minor subdivision and will create 2 nonconforming pieces of land that will not remain as single parcels, but with the intent of dividing off additional property to append to the adjoining Brooks and Rice parcels. The parcel to be conveyed to Rice contains part of the Rice septic system. The remaining Strauss parcel will still be compliant with the Town Zoning Law.

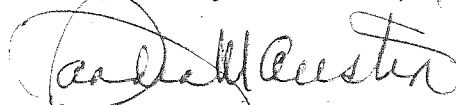
For SEQR, this application is an unlisted action requiring short form review. The Board went through Part 2.

Regarding the Application #2017-14 of Terry L. and Sharon M. Strauss, a motion was offered by Carter as follows: that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF, completing Part 2, 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, the Planning Board further approves the plat as final with the split parcel be appended to the adjoining parcels as presented, 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 Baird and passed with a unanimous vote. Chairman Brethen then signed the maps and gave applicant 3 signed maps, and kept 2 for the Town.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:25 p.m.

Respectfully submitted,



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

DATED: September 22, 2017.