

**Town of Campbell Planning Board Minutes for Meeting of**

November 15, 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, Linda K. Baird and Planning Board Secretary: Sandra M. Austin.

**ABSENT:** None.

**GUESTS:** Christopher Denton, Esq. on behalf of applicant; Dolores Calhoun, Betty Hosmer, Barbara Sorge, David Pruden, JoAnne Pruden, Susan Cotter, Jane L. Ayers; Charles Plank, Lance Stevens and Larry Shilling of Hakes C & D; Shawn Logan and Michael J. Mann of McMahan & Mann Consulting Engineers, P.C.; Stanley Manning, Joe Seeley, Michelle Seeley; Hans Arnold and Frank Visser of Gerhardt LLC; Attorney Ronald G. Hull, Esq. of the law firm, Underberg & Kessler LL, and Alt. Planning Board Member: Donald L. Markell [arrived at 6:31].

**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 October 16, 2017. A motion was made by Carter and seconded by Baird to accept the said minutes as presented. The motion passed unanimously.

**Application #2017-01 of Hakes C & D Disposal Inc.**

For consideration before the Board was Application #2017-01 of Hakes C & Disposal Inc. for site plan review of the expansion of the existing landfill at 4376 Manning Ridge Road; and a SEQR review update. Also for discussion was the Concept plan of Hakes C & D Disposal for a Non-Residential Planned Development under Article 9 of the Zoning Law of the Town of Campbell – 2014, which in effect is a re-zoning.

Larry Shilling, of Casella Waste spoke of the application to expand the disposal area northward at the existing landfill, noting that it was expected that in 2 or 3 years the landfill would be full. He said that they were currently in the SEQR review process and noted the properties purchased, some are buffer areas.

Shawn Logan of McMahan and Mann Consulting Engineers, spoke about the site plan particulars and how they were addressing DEC issues. Frank Visser and Hans Arnold of Gerhardt LLC have been retained by the Town to address environmental issues, spoke about the review of the technical data.

Regarding the Hakes C & D Disposal Inc. proposal, it was noted that they are proposing a lateral expansion of the Hakes Construction & Demolition Debris Landfill, which is located in the Town of Campbell, New York at 4376 Manning Ridge Road. It is expected that there will not be an increase in the size of the business and it was noted that an internal staging area has been added so traffic will not be backed up on Manning Ridge Road. Noise levels and visual impacts were discussed.

Ron Hull, as attorney for the Town of Campbell noted the procedural steps for this submittal. Discussion was had that looking ahead, they would like to schedule a public hearing on the SEQR review with DEC and also for the Planning Board's public hearing

on the site plan application which would include the planned non-residential district. They would like to schedule it sometime during the week of January 22<sup>nd</sup>, possibly at the High School's auditorium.

**Application #2017-16 of James A. Coots / JMC Rentals LLC for a 2-lot subdivision of a 20.972-acre lot at NYS Route 415 in the R-2 Zone.**

It is noted for the record that a Public Hearing notice was printed in The Leader on November 8, 2017 regarding the Coots two-lot Subdivision Application #2017-16, which said notice was also posted on the Town Clerk's sign board and on the Town's web site.

PUBLIC HEARING: At 6:51 p.m. Chairman Brethen explained that the application before us, submitted by James A. Coots/ JMC Rentals LLC, is for a two-lot subdivision only of the 20.972-acre lot on NYS Route 415 and that nothing else is proposed at this time. He noted that the applicant is not obliged to tell us his future plan and that he would only accept comments relevant to the subdivision. He then declared the public hearing open with regard to the said application.

Attorney Christopher Denton, speaking on behalf of the applicant, explained the plan and spoke in favor of the application. Applicant is dividing tax map # 243.09-01-002.000, which the survey shows as containing 20.972 acres, into 2 parcels; Lot "A" would be 17.496 acres and Lot "B" would contain 3.476 acres. Access for the Lot "B" would be either by way of a right-of-way going to the outlet next to the post office to County Route 333 or through applicant's adjoining parcel, if he desires. Parcel "A" has access off NYS Route 415.

Others speaking were: David Pruden, JoAnne Pruden and Susan Cotter. Their concerns involved the future development of the site, zoning questions and past applications. Mr. Brethen noted again that this application is only for a two-lot subdivision and concerns about site development and rezoning did not apply to the application before us. Written concerns of those speaking were accepted as a courtesy, and appended to the file.

There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 7:05 p.m.

Discussion was had regarding SEQR. It was noted that we had previously gone through the SEQR process on this parcel under Application # 2017-04; it is not necessary to do it again. Denise Thompson, however, was afraid that if we didn't do SEQR that the Town would be in jeopardy of being sued over it. Jeff Horton offered to give the Town Attorney a call and put him on speaker phone. Chairman Brethen agreed and recessed the meeting for a brief time. With the meeting back in order, with Rich Buck on the phone, Mr. Buck noted that he is familiar with the application and the site, and stated that we did not have to re-do SEQR for this application.

It was noted that this is a minor subdivision and the lots meet all the requirements of the Town Codes for subdivision.

Jeffrey Allen said that he didn't see how this application was much different than any of the others that we had done in the past 6 or 8 months.

A motion was offered by Allen as follows: Regarding the Application #2017-15 of James A. Coots / JMC Rentals LLC, that the Planning Board declares the application complete; and having held a public hearing with opposing comments, basically opposing future development, and said public comment was addressed; and that the Planning Board further approves the plat as final 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.

**Agenda deadlines and meeting dates for 2017.**

Attention was given the schedule of meeting dates and agenda deadlines for the year 2017. A motion was made by Allen, and seconded by Thompson to adopt the schedule of meeting dates and agenda deadlines for 2017, a copy of which is attached hereto. The motion passed unanimously.

**Chairman and Vice-Chairman for 2017.**

Following brief discussion, a motion was made by Carter and seconded by Thompson to keep the chairman for 2017 as Terry Brethen; and vice-chairman, Jeffrey Allen. The motion passed unanimously.

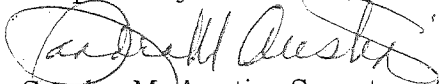
**NYC Schooling option.**

It was noted that the NYC Schooling is Feb. 18-21 and as it has been in the past, there is money in the budget for 1 person from the Planning Board to attend. Following discussion, it was agreed that it would either be Jeff Allen or Terry Brethen. Jeff said he would have to check his schedule.

**Adjournment.**

There being no further business before the Board, the meeting was upon motion, adjourned at 7:25 p.m.

Respectfully submitted,



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

**DATED:** November 27, 2017.

**ATTACHMENT:** 2017 Meeting date list

**TOWN OF CAMPBELL PLANNING BOARD  
REGULAR MONTHLY MEETINGS  
AND AGENDA DEADLINES  
FOR THE YEAR 2018**



REGULAR MONTHLY MEETING @ 6:00 P.M.	AGENDA DEADLINE 3 P.M. [15 days prior to mtg.]
JAN 17	JAN 2 at 3 PM
FEB 28	FEB 13
MAR 21	MAR 6
APR 18	APR 3
MAY 16	MAY 1
JUN 20	JUN 5
JUL 18	JUL 3
AUG 15	JUL 31
SEP 19	SEP 4
OCT 17	OCT 2
NOV 19 (3 <sup>rd</sup> Mon.)	NOV 4
DEC -- NO MEETING	N/A

**CONTACT PERSON:** Campbell Town Clerk  
 Campbell Town Hall,  
 8529 Main Street, Campbell, NY 14821  
 Phone (607) 527-8244 Ext#213; FAX (607) 527-8280

NOTES - - - NYC schooling is Feb. 18-21— Feb. meeting adjusted.  
 November Meeting adjusted to avoid night before Thanksgiving.