

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

Held on January 17, 2018 at 6:00 p.m. at the Campbell Town Hall  
8529 Main Street, Campbell, New York

**PRESENT:** Board Members: Chairman Terrance Brethen, Jeffrey Allen, and Donald L. Markell; Planning Board Secretary: Sandra M. Austin.  
Alt. Member: Stanley Manning.

**ABSENT:** Denice Thompson and Linda K. Baird.

**GUESTS:** Ron Morse, Hans Arnold of Gerhardt Consulting; Ron Hull Esq. of Underberg and Kessler LLC; and Lance Stevens, Larry Shilling and Chuck Plank of Hakes C & D.

**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 November 15, 2017. **Resolution No. 1.** A motion was made by Markell and seconded by Allen to accept the said minutes as presented. The motion passed unanimously.

**Other Business.**

The schooling offered at Corning Community College in April was noted and also the volunteer service form requested by the Town Supervisor.

**Site Plan Application #2017--01 Hakes C & D Landfill.**

Discussion was had with applicants regarding Site Plan Application #2017-01 of Hakes C & D Landfill for expansion of existing landfill at Manning Ridge Road for acceptance of the application as complete, and to make a formal referral to a public hearing. The public hearing will be a joint public hearing with DEC. DEC will consider issues regarding the environmental impact statement and the Planning Board will be looking for comments on issues involving the site plan. There will be a court reporter taking the minutes and giving us a transcript which we will need to sift out whatever is relevant to the application before us.

Larry Schilling of Hakes C & D went through a power point presentation to explain the types of materials accepted at the landfill and some of the misconceptions by the public of drilling and fracking. For the proposed expansion, materials accepted will not change; and no new types of wastes will be added.

Discussion followed as to some other issues which may be raised such as noise, odors and traffic. These items have been addressed in the draft Environmental Impact Statement before us.

**RESOLUTION NO. 2**

**TITLE:** "A RESOLUTION CERTIFYING THE APPLICATION OF HAKES C&D DISPOSAL, INC. FOR SITE PLAN APPROVAL RELATIVE TO THE ESTABLISHMENT OF A NON-RESIDENTIAL PLANNED DEVELOPMENT AS COMPLETE AND SCHEDULING A PUBLIC HEARING"

WAS OFFERED BY: Terrance Brethen, who moved its adoption.  
SECONDED BY: Board member, Donald Markell,

**WHEREAS**, Hakes C&D Disposal, Inc. (“Hakes”) has applied to the Town of Campbell Planning Board (“Board”) for site plan approval relative to the establishment of a Non-Residential Planned Development District (“NRPDD”) pursuant to Article 9 of the Zoning Law of the Town of Campbell – 2014 (Application 2017-01); and

**WHEREAS**, the Board met on November 15, 2017 and January 17, 2018 to consider said application, at which meetings representatives of Hakes spoke on behalf of the application and the Board received comments from the Town’s engineering consultant, Gerhardt, LLC, and discussed the proposed NRPDD and site plan; and

**WHEREAS**, Hakes has submitted to the Board various additional materials relating to the application, including a survey map and description of the proposed NRPDD; and

**WHEREAS**, concurrently with its application to establish an NRPDD, Hakes is applying to the New York State Department of Environmental Conservation (NYSDEC) for amendments to its operating permits to authorize an expansion of its landfill and accessory uses; and

**WHEREAS**, NYSDEC has declared Hakes’ applications as a “Type I” Action under the New York State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law (“ECL”) and its implementing regulations, 6 NYCRR Part 617, subject to coordinated review, declared itself to be lead agency for purposes of SEQRA, and required a Supplemental Environmental Impact Statement (“SEIS”); and

**WHEREAS**, the Board and the Town of Campbell Town Board are “involved agencies” under SEQRA for purposes of this Action; and

**WHEREAS**, the NYSDEC has released a Draft SEIS (“DSEIS”) for public review and comment and has scheduled a public hearing regarding the DSEIS to be held on February 13, 2018 commencing at 6:00 pm at the American Legion Post 1279 in the Town of Campbell; and

**WHEREAS**, Hakes has submitted to this Board copies of the DSEIS for its review; and

**WHEREAS**, it appears to be efficient and in the public interest for this Board, which must conduct a public hearing as part of its review of the application for site plan approval, to hold a joint hearing with NYSDEC to consider the DSEIS, the application for site plan approval and recommendations to the Town Board relative to the establishment of an NRPDD; now, therefore, be it hereby

**RESOLVED**, that the Planning Board hereby certifies that the application for site plan approval is complete and satisfactory for purposes of holding a public hearing on said application; and be it hereby

**RESOLVED**, that the Planning Board shall hold a public hearing relative to the application for site plan approval jointly with the NYSDEC public hearing on the DSEIS on February 13, 2018 at 6:00 pm at the Campbell American Legion Post 1279, 8458 County Route 333, Campbell, NY 14821; and be it hereby

**RESOLVED**, that in the event the Campbell-Savona School District closes school on February 13 or closes early due to weather, the public hearing will be rescheduled to Thursday, February 15, 2018, at the same location at 6:00 pm; and be it hereby

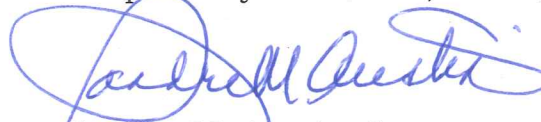
**RESOLVED**, that notice of the joint public hearing which has been published in the Corning Leader, a newspaper of general circulation within the Town of Campbell, on January 11, 2018, is ratified as advertisement of the public hearing in conformance with Section 10.5 of the Zoning Law of the Town of Campbell - 2014.

The resolution was adopted by unanimous vote.

**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:** January 18, 2018.