

Town of Campbell Planning Board Minutes for Meeting of
February 28, 2018 at 6:00 p.m. held at the Campbell Town Hall
8529 Main Street, Campbell, New York

PRESENT: Board Members: Jeffrey Allen, Denice Thompson, Donald L. Markell,
Alt. Member: Stanley Manning and Planning Board Secretary:
Sandra M. Austin.

ABSENT: Chairman Terry Brethen and Linda K. Baird.

GUESTS: James H. Merrill, Rose Cacace, Matthew Cacace, Willis Osborn,
Barbara Dreher-Osborn, Linda Merrill, Gary Putman, Maryalice &
Brian Little and Hannah Little Waschezyn.

Call to Order/ Prior Minutes.

The meeting was called to order at 6 p.m. by Vice-Chairman Jeffrey Allen. The Board noted the prior minutes of January 17, 2018. A motion was made by Thompson and seconded by Markell to accept the said minutes as presented. The motion passed unanimously.

Meeting Notice.

It was noted that this is a regularly scheduled meeting of the Planning Board and a notice of the public hearing was printed in The Leader on February 21 and said notice was posted on the Town Clerk's signboard and on the Town's website.

Abstention.

It was noted that Board Member Denice Thompson said she would be recusing on the Cacace subdivision since she has an interest in it. She stepped down from the Board.

Application #2018-01 of Matthew F. Cacace et al.

Application #2018-01 of Matthew F. Cacace, Rose M. Cacace, Willis Osborn, Barbara Dreher-Osborn, Ernest Risley, Grace Risley, Elizabeth T. Vine and Frank Edger for a 6-lot subdivision of a 33.77 acre-parcel at Main Street [tax map # 242.00-02-008.111] in the part Ag Zone and part R-2 Zone, was reviewed by the Board.

PUBLIC HEARING: At 6:02 p.m. Vice-Chairman Allen declared the public hearing open with regard to the said application for a 6-lot subdivision. Applicants, Rose and Matthew Cacace and Barbara Dreher-Osborn and Willis Osborn were present and in favor of the plan. They also explained that applicant, Elizabeth T. Vine, had married Frank Edger and is now deceased. Grace and Ernest Risley are both deceased and appended to the file is a sign-off from Ronnie Risley.

There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 6:03 p.m.

Vice-Chairman Allen led the Board through the SEQR review Part 2, the 'Impact Assessment' and concluding that the action would not result in any significant adverse environmental impacts.

Discussion was had as follows: Tax Map # 242.00-02-008.111 consists of 33.77 acres located off Main Street.

The following is a full list of owners for this parcel: Matthew F. Cacace and Rose Mary Cacace; Willis L. Osborn and Barbara Dreher-Osborn; Ernest Risley - [*Estate signed off by Ronnie Risley]; Grace Risley - [*Estate signed off by Ronnie Risley]; Elizabeth T. Vine married to Frank Edger, now deceased; and Frank Edger. Representatives from all owners have agreed to the subdivision.

It is noted that applicants are asking for a division of 5 lots off the main lot. Normally this would be a 6-lot subdivision and would need to be sent to the Health Department for approval. It is noted that the Health Department has advised that as long as the lots being subdivided are going to be annexed to the adjacent parcels they would not need to do a review.

A review of the letters appended to the file, it is noted that the plan is as follows: Parcel A is to be sold and appended to the adjacent Thompson parcel; Parcel B is to be sold and appended to the adjacent Morris parcel; Parcel C is to be sold and appended to the adjacent Tyler Estate parcel; Parcel D is to be sold and appended to the adjacent Huggler parcel; the "remaining area" of .0698-acre will be retained by Cacace et al; and the other remaining area of 28.9-acres will also be retained by Cacace et al.

It is further noted that the parcel of .0698 acres created on NYS Rte. 415 is in the R-2 and consists of 29,241 sq. ft. This is technically a buildable lot as the R-2 zone only requires 10,000 sq. ft. A further note is that the McNutt Run Creek borders the parcel on the north; any flood plain there was not further evaluated because flood plain is not an issue for subdivision.

A motion was offered by Manning, and seconded by Markell, as follows: Regarding Application #2018-01, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF 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 understanding that these 4 lots [A-D]

will be appended to their adjacent parcels as above-outlined; and further hereby authorizes the Vice-Chairman to sign the plat. Applicant was 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 passed with a unanimous vote. Vice-Chairman Allen then signed the maps and gave applicant 3 signed maps, and kept 2 for the Town.

Application #2018-02 of Leslie Gary Putman.

Application #2018-02 of Leslie Gary Putman for a two lot subdivision of a 139.06-acre parcel [tax map # 242.00-01-069.000] at 4578 Burr Hollow Road in the R-1 Rural Residential Zone was brought before the Board.

PUBLIC HEARING: At 6:16 p.m., Vice-Chairman Allen declared the public hearing open with regard to the said application for the two-lot subdivision on Burr Hollow Road. Gary Putman explained the plan and spoke in favor of the application. There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 6:17 p.m.

Vice-Chairman Allen led the Board through the SEQR review Part 2, the 'Impact Assessment' and concluding that the action would not result in any significant adverse environmental impacts.

Discussion was had as follows: a portion of the parcel is in the flood plain, however, this is a non-issue for subdivision. The applicant is separating the house from the main lot; both parcels would therefore be in compliance with zoning regulations.

A motion was offered by Markell, and seconded by Manning, as follows: Regarding Application #2018-02, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF, 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 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 passed with a unanimous vote. Vice-Chairman Allen then signed the maps and gave applicant 3 signed maps, and kept 2 for the Town. The motion passed with a unanimous vote.

Application #2018-03 of James H. Merrill and Linda L. Merrill

Application #2018-03 of James H. Merrill and Linda L. Merrill for a two-lot subdivision of a 24.40-acre parcel at 4236 Balcom Road in the Ag Zone [tax map # 261.00-01-036.000], was brought before the Board.

PUBLIC HEARING: At 6:24 p.m., Vice-Chairman Allen declared the public hearing open with regard to the said application for the two-lot subdivision on Balcom Road. James Merrill explained the plan and spoke in favor of the application. There was no one else who wished to speak for or against the application, and the public hearing was declared closed at 6:25 p.m.

Discussion was had as follows: The applicant is separating the house from the main lot; both parcels would therefore be in compliance with zoning regulations. Vice-Chairman Allen led the Board through the SEQR review Part 2, the 'Impact Assessment' and concluding that the action would not result in any significant adverse environmental impacts.

A motion was offered by Manning, and seconded by Thompson as follows: Regarding Application #2018-03, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF 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 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 passed with a unanimous vote. Vice-Chairman Allen then signed the maps and gave applicant 3 signed maps, and kept 2 for the Town. The motion passed with a unanimous vote.

Hakes C & D Application #2017-01.

It was noted that there is a preliminary transcript of the public hearing which was held on February 13th at the Campbell American Legion and the DEC has extended the written public comment period deadline to March 19, 2018. We cannot proceed with any approval until the SEQR process has been completed. Also noted was that our attorney, Ron Hull, had suggested that the Board take a tour of the facility as a Planning Board meeting. Following discussion, it was determined that it makes sense to set it up during the day while the facility is open which would be roughly sometime between 7 am to 5 pm. Some of our members are bus drivers, so a good time would be at 10 am. Also there was a period of time when Board Member Markell would be out of town. Also discussed was that the Town Board would be welcome to go along if they wish. Several

tentative dates were then proposed as follows: March 13; March 27; March 28; March 29; or April 3, 4 or 5. Sandy would be coordinating this with the Town Board and with the Hakes Landfill officials.

Attending the meeting was Maryalice Little and her husband Brian, who are neighbors to the landfill. They were asking questions about procedure that the Planning Board takes and said that they had never attended a Planning Board meeting before.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 7:07 p.m.

Respectfully submitted,



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

DATED: March 5, 2018.