

**Town of Campbell Planning Board Minutes for Meeting of  
August 18, 2021, at 6:00 p.m. At the Campbell Town Hall  
8529 Main Street, Campbell, New York**

**PRESENT:** Board Members: Chairman Jeffrey Allen, Linda K. Baird, Albert Johnson and  
Planning Board Secretary: Michelle Seeley Code Enforcement Officer Thomas  
Hargrave

**ABSENT:** Stanley Manning, Abram Thomas

**GUESTS: Sam Kram, John Shields, Joseph Seeley, Gary and Cynthia Dickerman.**

**Call to Order/ Prior Minutes.**

The meeting was called to order at 6 p.m. by Chairman Allen. The Board noted the prior minutes of May 19, 2021. A motion was made by Albert Johnson and seconded by Linda Baird to accept the said minutes as presented. The motion passed unanimously.

**Application #04-2021 of Samuel Kram for floodplain development permit for renovation of an existing barn into residential apartment located at 4678 Evergreen Place in the Ag and R2 zones.**

**Flood Plain Permit Application #04-2021**

It was determined that the BFE is 1004' and that the property is in a 100 year flood plain area. A public Hearing was opened at 6:07 pm, Samuel Kram spoke about Flood Plain application 04-2021 and Site Plan application 09-2021. There is an existing barn on the property which the applicant would like to renovate into a living space for his in-laws. Previously the applicant had added a chocolate factory to the upper floor of the barn, there are separate entrance and exits for the business and the proposed dwelling. There is septic and water on the property.

During the discussion it was discovered that there is no way for the client to complete his project and raise the floor to the required elevation to permit this project. The applicant withdrew both FP 04-2021 and SP 2021-09, until further research could be done.

**Site Plan Application #2021-09**

Withdrawn until further research can be done.

**Flood Plain Application #6-2021 Site Plan Application 2021-12 for Pump House at 0 Evergreen Street Campbell Tax Map # 243.13-01-006.111 Water District 1 Extension With Public Hearing**

A motion to open the public hearing was made by Linda Baird and seconded by Albert Johnson at 6:15 pm.

John Shields of Hunt Engineering presented information for the proposed Pump-House. The Size will depend on the amount of chemicals needed to treat water pumped from the well. Approximate size will be 450' square. He is working with Thomas Austin on the design. There will be a security fence, power generator, lights over the doors but no site lighting. The size and quality of the water will be better than the existing well for Water District 1. The benefit to the water from this well is that there will be less cost to treatment of the water which will mean less cost to the end user. This may in the future become the primary water well for district 1. The project will use approximately 1/2- 3/4 of an acre on the 10 acre lot. This would include a 20 foot access road to the site. The floor of the building will be elevated to meet 100 year flood plain guidelines. The well will be approximately 100'-150' away from the pump house. This is considered an unlisted action.

Linda Baird questioned the Decimal Level of the generator and how often it would run.

Mr. Shields stated it would be no louder than a lawn mower and would run once per day.

Joseph Seeley questioned how the water would be brought to the storage tanks at the existing water district if this were to become the primary well.

Mr. Shields stated that they would pump water from the well to the tanks and the pumps would be submersible.

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Mr. Kram asked how much traffic would be expected.

Mr. Shields stated that 2-3 pick-ups per day and 2 deliveries per month.

There would be a 4-5 foot trench for the water and gas pipe. There is potential to affect neighboring wells, but more testing will need to be done. Potentially the same aquifer as Kraft.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR anyways, ending with a negative declaration for the file. There was a Special Circumstance for question 7 A.

A motion to approve the Site Plan #2021-12 for the pump house was made by Albert Johnson and seconded by Linda Baird under the condition that project be approved by a Steuben County Planning Department Review and NYS Health Department Review. The Motion passed with a 3-0 vote.

A motion to approve the Flood Plain Application # 06-2021 for the pump house was made by Linda Baird and seconded by Albert Johnson under the condition that the project be approved by a Steuben County Planning Department Review and NYS Health Department Review. The Motion passed with a 3-0 vote.

**Site Plan #2021-10 of Mary Clark for a vegetable stand at 9242 State Route 415 with permission to sell items not grown on the property.**

Mrs. Clark sent a letter giving Thomas Hargrave permission to speak on her behalf. This permit application is for a use variance for a road side stand at this location. Per the Town of Campbell use regulation table, a roadside stand for the sales of produce grown on the same lot is permitted. Mary is asking for a use variance to supplement her income from her stand with other products IE; flowers, jams, jellies, breads, spices. She has contacted ag/markets for the appropriate paperwork required to sell these items. There had previously been a stand at this location, but Mrs. Clark shut it down after her husband passed away. She has a vendor's license from the County that is in her husband's name and is seeking to use the prior authorization to run her stand.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR anyways, Jeffrey Allen questioned the increase in traffic. It was determined that there would be little to no effect on current traffic patterns. Ending with a negative declaration for the file.

A motion by Linda Baird and seconded by Albert Johnson to recommend sending the application to the Zoning Board of Appeals was passed by unanimous vote 3-0.

**Site Plan #2021-11 and Flood Plain Application #5-2021 of Kenneth Wilber for a repair to the existing porch and adding a prefabricated shed to the property located at 9092 State Route 415 in Campbell With Public Hearing.**

A motion to open the public hearing was made by Linda Baird and seconded by Albert Johnson at 7:20 pm.

Mr. Wilber gave Thomas Hargrave permission to speak on his behalf. These permit applications are for the repair of the back deck which is part of the required egress for the structure (i.e. fire Code).and the placing of a 12x20 pre fab shed on the property with the front line even to the existing structure. The shed is for storage only and does not require it to be flood proofed only attached to the ground and built so water will pass under the supporting floor and wall area. The repair of the existing deck will also allow water to flow under the main area to equalize the water pressure should flooding occur.

Mrs. Baird questioned the placement of the shed. It was determined that this shed would be placed on the property where the house is. The deck repairs must meet fire code and both new structures will allow water to flow beneath them in the event of flooding.

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For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR anyways, ending with a negative declaration for the file.

A motion by Jeffrey Allen and seconded by Albert Johnson to approve the Flood plain permit # 5-2021 was approved by a 3-0 unanimous vote.

A motion by Jeffrey Allen and seconded by Albert Johnson to approve the Site Plan # 2021-11 was approved by a 3-0 unanimous vote.

**Adjournment.**

There being no further business before the Board, the meeting was upon motion, adjourned at 7:32 p.m.

Respectfully submitted,

*Michelle Seeley*

Michelle Seeley, Secretary to  
Town of Campbell Planning Board

**Dated:** September 1, 2021

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MINUTES- March 20, 2019, \_\_\_\_\_, 2019

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