

**Town of Campbell Planning Board Minutes for Meeting of
February 16, 2022 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, Stanley Manning, Albert Johnson, Denice Thompson, And Alternate Member Laura Bowman. Planning Board Secretary: Michelle Seeley, and Code Enforcement Officer Thomas Hargrave

GUESTS: Willy Rowe, Duane Ayers, Gary Putnam

Call to Order/ Prior Minutes.

2022 Chairman

The vote for the 2022 Chairman was previously postponed. Where there were two members nominated to the position it was decided to wait until the February meeting to hold the vote. Upon reconvening both nominees conceded that Jeffrey Allen would accept the position for the 2022 year, and that the Vice Chairman would be Albert Johnson.

A motion to appoint Jeffrey Allen as the 2022 Chairman was made by Stanley Manning and seconded by Linda Baird was unanimously adopted. 5 AYE and 0 NAY. Albert Johnson was named as Vice Chairman for the 2022 term.

The meeting was called to order at 6 p.m. by Chairman Allen. The Board noted the prior minutes of January 18, 2022. A motion was made by Stanley Manning and seconded by Linda Baird to accept the said minutes as presented. The motion passed unanimously.

FLOOD PLAIN APPLICATION #2-2022 of DANDY MINI MART LLC. FOR A PARKING LOT EXTENSION LOCATED AT 8708 MAIN STREET IN THE CAMPBELL B-2 DISTRICT.

It was determined that the BFE is 1004' and that the property is in a 100 year flood plain area.

This application is for an extension of the existing parking area. The property is located in a flood plain not in a flood way and is a 1004 ft. elevation and on in zone AE in the 100 year flood zone. This application was originally presented to the Planning and Town Board in 2017 and approved.

It was decided that concerns that were previously addressed by HUNT ENG. The calculations for the storm water runoff were examined and found to be acceptable with the last application.

Having no foreseeable concerns a motion to approve Flood Plain Application 2-2022 was made by Stanley Manning and seconded by Denice Thompson was unanimously adopted, 5 Aye – 0 Nay.

SITE PLAN APPLICATION #2022-2 of DANDY MINI MART LLC. FOR A PARKING LOT EXTENSION LOCATED AT 8708 MAIN STREET IN THE CAMPBELL B-2 DISTRICT- WITH PUBLIC HEARING.

Jeffrey Allen opened the public hearing at 6:10 pm and with no public to speak for or against the application closed the public hearing at 6:11 pm

Discussion was had with Willy Rowe a representative of Dandy Mini Mart LLC.

Regarding the proposed expansion of the parking area for the Dandy Mini Mart located at 8708 Main Street in Campbell, NY.

It was noted that a list of questions were sent to the representatives for Dandy Mini Mart LLC., prior to the meeting and answers were provided. This document is attached.

Linda Baird questioned what the specifics of the plan were, and if marking would be added to the lot for parking and traffic flow.

The expansion of the parking lot is to make the flow of traffic safer and less congested.

The current parking lot does not afford parking for trucks and they are often parked along the fence, causing a bottle neck effect. The fence would be moved over and a new parking lot paved and marked for parking. Directional marking would be added to ensure that traffic is routed correctly.

Jeffrey Allen questioned if the parking would be for trucks or all customers, and if the traffic pattern for the trucks would be changed.

With conditional approval of the application Mr. Rowe stated that he would have the plans drawn up and send a copy to the Planning Board.

Linda Baird questioned how many spots would be added and if there would be a restriction to overnight parking. Are there specific laws in the current Zoning Law that address this, and who enforces it, and if the entrance or exit would be moved.

Mr. Rowe stated that there is no good answer to the question of enforcement. He stated that he would ensure that signs for no overnight parking and no idling would be added to the new parking area. As to how many spaces that would be added he again stated that he would have plans drawn up and sent to the Planning Board. The entrance and exits would remain the same and trucks would continue to be routed around the building to the diesel pumps. Moving the entrance- exits would cause additional traffic issues.

Thomas Hargrave pointed out that there is no law in affect that addresses this question and that the law would need to be revisited to add it. Enforcement would ultimately be up to Dandy Mini Mart management to enforce and they would need to contact the police.

Albert Johnson suggested that because of trucker turnover and new to the area drivers, a simple Graphic of traffic patterns be placed where it can be seen.

Denice Thompson questioned the quote from NYSEG for moving the pole.

Mr. Rowe stated that there was no quote from NYSEG, however the representative stated that the cost would be substantial because the pole has three phase power and the cost would be prohibitive to move the pole three feet. Additionally the easements are already in place and would be problematic to change.

Jeffrey Allen questioned the placement of the existing test well and the lid for the storage tanks.

The test well will be adjusted if necessary, and the lids will be replaced if they are not rated for traffic.

Regarding the Site-plan Application #2022-2, the Planning Board classifies this as an unlisted action. For SEQOR, this application was determined to be a ministerial

action requiring no further action regarding SEQR. The Board went through SEQR anyway for Site Plan 2022-2, ending with a negative declaration for the file. A motion was offered by Denice Thompson and seconded by Linda Baird to approve application #2022-2 of Dandy Mini Mart LLC., for the extension of the existing parking area to include commercial truck parking. The Motion passed unanimously 5 Aye – 0 Nay.

SITE-PLAN APPLICATION #5-2022 OF DUANE AYERS TO MODIFY 2 EXISTING BUILDINGS FOR WEEKEND RENTALS AT 3906 MEADS CREEK ROAD IN PAINTED POST, NY IN THE AG & B-2 ZONES- WITH PUBLIC HEARING.

Jeffrey Allen opened the public hearing at 6:35 pm and with no public to speak for or against the application closed the public hearing at 6:37 pm.

Mr. Ayers explained his plans to modify two existing buildings to accommodate overnight stays. Currently the buildings have electric but no running water, kitchen facilities or rest rooms. He plans on putting in new septic systems with pump alarms and adding the necessary accommodations. There will not be wash machines or dish washers in the units. These rentals will be for short term use only and will utilize an Air B&B type service to be rented. The buildings are 16x24 and 24x22. The rentals would only be available from May to November, and would be closed up for the winter.

Linda Baird questioned accessibility for the fire department.

Thomas Hargrave stated that the transient entrance is at the opposite end of the building and within 100' so it would conform to NYS fire code.

A motion was offered by Stanley Manning as follows: Regarding the Application #2022-5 of Duane Ayers, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and based on the information from the site plan application # 2022-5 The motion was seconded by Denice Thompson and passed with a unanimous vote.

FLOOD PLAIN PERMIT APPLICATION #4-2021 OF KYLE PETERSON FOR A PREFABRICATED 10 X 20 STORAGE SHED AT 8550 MAIN STREET IN THE R-1 DISTRICT OF CAMPBELL.

The applicant requested that Thomas Hargrave represent him due to a conflict with his work schedule.

This application is for a shed to store the applicant's tools, chairs, and other non-essential items. He is replacing a shed that was damaged in the most recent flooding. The storage shed is prefabricated and from Amish Sheds in Elmira. It has been delivered and is not in the same place. This new shed is now by the driveway and is positioned away from the river so will not be a flood hazard. In addition to the new placement area the shed will be on skids and anchored to the ground. There is no electric and the building meets all setback regulations for the Zoning Law and Fire Code.

A motion to approve Flood Plain Application 4-2022 was made by Stanley Manning and seconded by Denice Thompson was unanimously adopted, 5 Aye – 0 Nay.

SITE PLAN APPLICATION #2021-04 OF KYLE PETERSON FOR A PREFABRICATED 10 X 20 STORAGE SHED AT 8550 MAIN STREET IN THE R-1 DISTRICT OF CAMPBELL-WITH PUBLIC HEARING.

Jeffrey Allen opened the public hearing at 7:07 pm and with no public to speak for or against the application closed the public hearing at 7:08 pm.

Having discussed the project with Thomas Hargrave during the Flood Plain application, A motion was offered by Denice Thompson as follows: Regarding the Application #2022-04 of Kyle Peterson, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and based on the information from the Flood Plain application # 4-2022 The motion was seconded by Stanley Manning and passed with a unanimous vote.

Concept Plan for Subdivision for Gary Putman

Gary Putman wanted to bring a concept plan before the board about subdividing a piece of his property to sell to the neighbor. He is currently unable to access or use this piece of property and rents it to his neighbor for his horses. Mr. Putman questioned the board about possible issues with this subdivision and about special requirements, then showed the board a mock survey of the property.

The Board agreed that there should be no issues with the plan. Mr. Putman will contact a surveyor and will put in an application once the survey is complete.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 7:10 p.m.

Respectfully submitted,

Michelle Seeley

Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: February 17, 2022