

**Town of Campbell Planning Board Minutes for Meeting of
January 19, 2022, at 6:00 p.m. At the Campbell Town Hall
8529 Main Street, Campbell, New York**

PRESENT: Board Members: Acting Chairman Jeffrey Allen, Linda K. Baird, Stanley Manning, Albert Johnson, Alternate Member Laura Bowen
Planning Board Secretary: Michelle Seeley, and Code Enforcement Officer Thomas Hargrave

ABSENT: Denice Thompson

GUESTS: Bob Mills, William Theu (Hakes LLC.)

Election of new Chairman of the Planning Board

At the November 17, 2021 meeting Jeffrey Allen and Albert Johnson were nominated for Planning Board Chairman for the 2022 term beginning January 1, 2022 and ending December 31, 2022. A vote will be needed to elect a chairperson. The Board decided to wait until the February 16, 2022 meeting to decide on a chairperson for the 2022 term.

A roll call vote was taken.

Thompson Absent

Johnson AYE; Manning AYE Baird AYE; Allen AYE; Bowen AYE.

Call to Order/ Prior Minutes.

The meeting was called to order at 6 p.m. by Acting Chairman Allen. The Board noted the prior minutes of November 17, 2021. A motion was made by Linda Baird and seconded by Laura Bowen to accept the said minutes as presented. The motion passed unanimously.

The Public Hearing for site plan 2022-1 application of Robert Mills was called to order at 6:05 pm.

With no one from the public to speak for or against the application the public hearing was closed at 6:05 pm.

Flood Plain Permit Application #1-2022 and Site Plan #2022-1 of Robert Mills for construction of a 16'x 24' pole barn like structure at 8395 County Route 333, in the AG Zone of Campbell, NY

The Applicant has built an open-sided Pole Barn to store items out of the weather. The applicant explained the project. This project needs a building permit, and was built to NYS Code.

For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board went through SEQR for Site Plan 2022-1, ending with a negative declaration for the file.

A motion by Stanley Manning and seconded by Linda Baird to approve the Site Plan application #2022-1 with the condition that all permits and inspections be acquired and passed, was adopted by unanimous vote.

A Motion by Stanley Manning to approve the Flood Plain Permit #1-2022 was seconded by Linda Baird, with the same conditions outlined for the Site Plan #2022-1. The motion passed unanimously.

Site Plan 2022-2 and Flood Plain application 2-2022 for Randy Williams aka “Dandy Mart” for an expansion of the existing parking area at 8708 Main Street in the Business District of Campbell-With Public Hearing.

This application was tabled as there were no representatives for the application present.

A motion to table the Site Plan # 2022-2 and Flood Plain Application #2-2022 until a representative was present to answer questions was made by Linda Baird and seconded by Stanley Manning. The motion was adopted by unanimous vote.

Subdivision application # 3-2022 of Hakes LLC at tax map # 244.00-01-016.100 for a two lot subdivision of a 25.3 acre parcel for the purpose of a land swap to correct an earlier sale.—WITH PUBLIC HEARING

At 6:20 p.m., Acting Chairman Allen declared the public hearing open with regard to the Application #2022-3 of Hakes LLC to subdivide a one acre parcel from an existing 25.3 acre lot. There was no public to speak for or against the application and the public hearing was declared closed at 6:21 pm.

The Applicant’s representative, William Theu spoke about the reason behind the subdivision. A few years ago a one acre parcel was sold and a home built on the property. Unfortunately the home was built on the wrong piece. Mr. Theu stated that the owner of the property is an investment owner and has not been to the property in some time, so the mistake was only recently noticed. This subdivision is for a property swap only, in order to correct the issue.

Notes: As lead agency the Planning Board went through the SEQR for Subdivision 2022-3 ending with a negative declaration for the file.

A motion was offered by Linda Baird and seconded by Stanley Manning as follows: Regarding Application #2022-3, the Planning Board declares the application complete; and having held a public hearing with no comment, the Planning Board further approves the application as submitted. The Motion passed unanimously.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:45 p.m.

Respectfully submitted,

Michelle Seeley
Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: January 26, 2022