

**Town of Campbell Planning Board Minutes for Meeting of  
July 20, 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, Albert Johnson, Denice Thompson, and Stanley Manning, and Alternate Member Laura Bowen Planning Board Secretary: Michelle Seeley, and Code Enforcement Officer Thomas Hargrave

**ABSENT:**

**GUESTS: Michael Austin, Renee & Derrick Gauss, Deborah Wakeman,  
Courtney & Damon Wakeman, Joseph Seeley**

**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 June 15, 2022. A motion was made by Stanley Manning and seconded by Linda Baird to accept the said minutes as presented. The motion passed unanimously.

**Subdivision application #2022-11 of Michael Austin for a 2-lot  
subdivision of a 5.79 Acre Parcel located at 8560 State  
Route 415, NY in the B-2 District**

At 6:01 p.m., Chairman Allen declared the public hearing open with regard to the Application #2022-11 of Michael Austin for a 2-lot subdivision of a 5.79 Acre Parcel located at 8560 State Route 415, NY in the B-2 District.

Mr. Austin spoke about the plan for the subdivision with the board. He is subdividing the property and selling the piece with a home on it. He will keep the back portion and maintain the creek so that his bordering property does not have issues if it floods.

The public hearing was closed at 6:03 pm

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 was seconded by Manning and passed with a unanimous vote. Chairman Allen then signed the maps and gave applicant 4 signed maps, and kept 2 for the Town.

Notes: As lead agency the Planning Board went through the SEQR for Subdivision 2022-11 ending with a negative declaration for the file.

A motion was offered by Albert Johnson and seconded by Denice Thompson as follows: Regarding Application #2022-11, 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.

Thompson AYE Johnson AYE; Manning AYE Baird AYE; Allen AYE; Johnson AYE.

**Application #2022-12 of Renee Gauss for a Site-Plan application at 8741 State Route 415 Campbell, NY., for a used car lot in the B-2 and R-1 Districts. -With Public Hearing**

The Public Hearing for Application #2022-12 of Renee Gauss for a Site-Plan application for a used car lot at 8741 State Route 415 Campbell, NY, in the B-2 and R-1 Districts, was called to order at 6:10 pm.

Renee Gauss the owner of the property permission for her son, Derrick Gauss to speak on behalf of the Site Plan application # 2022-12:

Derrick Gauss discussed his plan to sell used cars at the lot adjoining his family's business on State Route 415, Next to the Sweet Shoppe with the Board. Mr. Gauss would like to start with 5 or 6 used cars that he would buy from the car auction. His plan is to enclose a small portion of the pavilion to use as an office. Mr. Gauss would not be adding sewer and water.

Denice Thompson questioned whether he would be adding lighting, and if there were a plan in place for the traffic pattern and parking. Mrs. Thompson also questioned where the cars would be parked.

Mr. Gauss stated he plans to use the existing parking lot at the Sweet Shop for parking- entrance and exit. He plans to park the cars in the grass in front of the pavilion. There would be no additional lighting added to the site.

Jeffery Allen asked if there would be repairs done on site, where the access point would be (State Route 415 or existing drive thru), and what the plan for signage was.

The plan is to use the drive thru for the traffic, Mr. Gauss will get a sign permit and permission from the State to sell the cars. There would be no repairs on site.

Thomas Hargrave stated that he has concerns about using the drive-through for traffic and that a separate drive should be built for

the business. The new driveway would need to meet the DOT and State regulations.

Renee Gauss questioned what would be needed to build an additional driveway.

Thomas Hargrave stated they must go to the DOT and fill out the paperwork. In addition to the traffic pattern Mr. Hargrave sited setback issues with where the cars would be parked in relation to the pavilion. Due to zoning law restrictions there can be no more than 5 cars for sale at any one time. A parking lot for the vehicles needs to be designed to support the vehicles and should be gravel or blacktop to prevent weeds and sinking into the lawn.

Mr. Wakeman questioned if an entrance could be put on Mc Nutt Run instead of S.R. 415.

Mr. Hargrave said the same procedure for the driveway would need to be followed with the County as the State.

The public hearing was closed at 6:28 pm.

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 Albert Johnson and seconded by Stanley Manning to approve Site Plan Application 2022-12 under the following conditions:

1. No more than five vehicles on site at one time(same as farm sales)
2. No repair operations completed on site of sales area
3. Must meet density schedule for setbacks from highway/ other structures  
FRONT 35', SIDE 20', REAR 25'
4. Need to obtain NYS dealers license and post signage
5. Need to obtain sign permit as required
6. Need to design / install parking area for vehicles
7. Check into entrance on 415 or Cty Rte. 17 with NYS DOT or Steuben County

Was approved, 5 Aye- 0 Nay Thompson AYE; Johnson AYE; Baird AYE; Allen AYE; Manning AYE.

**Application #2022-13 of Deborah Wakeman for a 2-lot subdivision of a 3.2 Acre Parcel located at 4558 County Route 1 Campbell, NY in the R-1 and Ag Districts**

At 6:30 p.m., Chairman Allen declared the public hearing open with regard to the Application #2022-13 of Deborah Wakeman for a

2-lot subdivision of a 3.2 Acre Parcel located at 4558 County Route 1 Campbell, NY in the R-1 and Ag Districts.

Mrs. Deborah Wakeman spoke about the plan for the subdivision with the board. Mrs. Wakeman wants to subdivide her property so that her son and his wife can place a double wide trailer on the subdivided 1 acre lot next to her home.

Jeffrey Allen asked if the new lot would be in the area where the four stakes are located. Would there be a new well and septic for the separate property.

Damon Wakeman stated that the plan is to dig a new well and septic for the new home.

The public Hearing was closed at 6:37 p.m.

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 was seconded by Manning and passed with a unanimous vote. Chairman Allen then signed the maps and gave applicant 3 signed maps, and kept 2 for the Town.

Notes: As lead agency the Planning Board went through the SEQR for Subdivision 2022-13 ending with a negative declaration for the file.

A motion was offered by Denice Thompson and seconded by Stanley Manning as follows: Regarding Application #2022-13, 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.

Thompson AYE; Johnson AYE; Manning AYE Baird AYE; Allen AYE;  
Johnson AYE.

**Adjournment.**

There being no further business before the Board, the meeting was  
upon motion, adjourned at 6:50 p.m.

Respectfully submitted,

*Michelle Seeley*

Michelle Seeley, Secretary to  
Town of Campbell Planning Board

**Dated:** July 21, 2022