

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

**PRESENT:** Board Members: Chairman Terry Brethen, Jeffrey Allen, Linda K. Baird, Stanley Manning, Ashley Knowles, Alternate Member Albert Johnson and Planning Board Secretary: Michelle Seeley

**ABSENT:**

**GUESTS:** Joseph Seeley, Denise Thompson, Jeffrey Horton, Ron Morse, Wendy Rogers, Wally Harrington, Chris Boyea, Susanna & Shane Stacy, Jeff Allen

**Call to Order/ Prior Minutes.**

The meeting was called to order at 6 p.m. by Chairman Brethen. The Board noted the prior minutes of June 17, 2020. A motion was made by Stanley Manning and seconded by Jeffery Allen to accept the said minutes as presented. The motion passed unanimously.

**Flood Plain Permit Application #2020-07**

**Application #2020-7 of Susanne and Shane Stacy for floodplain development permit for construction of storage shed of 24' x 24' on an existing pad at 8234 W. Wolf Run Campbell, NY located in the Ag Zone**

Discussion was had with applicants regarding Application # 07-2020 of Susanne and Shane Stacy for floodplain development permit construct a 24' x 24' storage space for personal use. There is an existing concrete pad that has been on the property for 15 years. The BFE was found to be 1030.1 and an elevation certificate was provided as proof.

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 Linda Baird and seconded by Abram Thomas was made to approve the proposed Flood Plain Permit. A roll call vote was taken Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye

**Site Plan Application #2020-10**

**Site Plan Application #2020-10 of Susanne and Shane Stacy regarding a site plan application for construction of storage shed of 24' x 24' on an existing pad at 8234 W. Wolf Run Campbell, NY. 14821 in the Ag. Zone**

At 6:05 p.m., Chairman Brethen declared the meeting open with regard to the Application #2020-10 of Susanne and Shane Stacy for a 24' x 24 storage

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shed. There was no public to speak for or against the application and the public hearing was declared closed at 6:05 pm.

The Board went through SEQR, ending with a negative declaration for the file. Based on the information provided during the review of Flood Plain Development Permit #07-2020, a motion was offered by Abram Thomas and seconded by Stanley Manning as follows: Regarding Application #2020-11, 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 with a unanimous roll call vote: Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye.

**Site Plan Application #2020-11 of Wendy Rogers for placing a single-wide mobile home at 8621 Cty. Rte. 4 in Campbell NY. In the R-1 Zone WITH PUBLIC HEARING.**

At 6:09 p.m., Chairman Brethen declared the public hearing open with regard to the Application #2020-11 of Wendy Rogers for the installation of a single-wide mobile home at 8621 Cty. Rte. 4 in Campbell, NY. There was no public to speak for or against the application and the public hearing was declared closed at 6:10 pm.

The plan was discussed with Wendy Rogers, as follows: Wendy would like to place a new construction single wide mobile home on her property. There was an existing home in the property that has been removed due to the structure not being safe to inhabit. There is an existing well, septic, and electric on the proposed site, which will save Mrs. Rogers money if she is allowed to place her trailer there. Because of the County rite of way, set back regulations, and the steep slope behind the proposed site, Wendy will not be able to place a double wide mobile home on the property. The cost of a stick built home with the same dimensions of the single wide, would be more than double the cost of the trailer. This property is made up of mixed use zones, 3 acres being zoned R-1, and 25 acres Ag. There are 2 trailers within 2 miles of this site.

Linda Baird made the statement that single-wide trailers are not allowed in the R-1 zone. The zoning laws have changed since the rules were written. This proposed trailer would sit fully in the R-1 Zone. New construction should meet new building standards.

The Board went through SEQR, ending with a negative declaration for the file. A motion was offered by Abram Thomas and seconded by Jeff Allen as follows:

Regarding Application #2020-11, 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 with conditions that the trailer must meet 2020 building code specifications, a water test must be performed and passed, and that an application to the Zoning Board of Appeals must be made and approved, for a variance. The motion passed with a unanimous roll call vote: Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye.

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**Application #08-2020 of Jeff Allen Dba Country Pub for floodplain development permit for construction of a 20'x40 open deck at 4255 Meads Creek Road, Painted Post, NY.**

Discussion was had with applicants regarding Application # 08-2020 of for floodplain development permit to construct an open top concrete patio attached to the East end of the existing structure. The BFE was determined to be 1000 ft. NGVD.

Jeffrey Allen asked the applicants if there were future plans to enclose the addition. The applicant (Jeff Allen) replied that there were no future plans to do so.

The occupancy cap for inside and outside are separate and have been reduced due to COVID-19. The applicant is hoping to be able to build this addition to increase the amount of customers that he can serve. Future occupancy load is based on seating and will not be affected by COVID-19.

The pad will be above FP BFE and will match the current structures floor height. 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 Abram Thomas and seconded by Linda Baird was made to approve the proposed Flood Plain Permit. A roll call vote was taken Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye

**Site Plan Application #2020 -12 of Jeff Allen Dba Country Pub for construction of a 20'x40 open deck at 4255 Meads Creek Road, Painted Post, NY.**

**2-WITH PUBLIC HEARING.**

At 6:25 p.m., Chairman Brethen declared the public hearing open with regard to the Application #2020-12 of Jeff Allen DBA Country Pub 2 for construction of a 20' x 40' an open top concrete patio attached to the East end of the existing structure at 4255 Meads Creek Road, Painted Post, NY. There was no public to speak for or against the application and the public hearing was declared closed at 6:26 pm.

The Board went through SEQR, ending with a negative declaration for the file. Based on the information provided during the review of Flood Plain Development Permit #08-2020, a motion was offered by Jeffrey Allen and seconded by Stanley Manning as follows: Regarding Application #2020-12, 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 with a unanimous roll call vote: Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye.

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**Application #09-2020 of Franklin Land Associates Dba Dollar General for floodplain development permit for construction of a 9100 square foot retail store at 8569 & 8571 Main Street in Campbell**

Discussion was had with Chris Boyea from Bohler Engineering regarding the plan to demolish the church that stands at the property currently and build a 9,100 square foot retail store in its place.

The main floor of the building will be built at 3 feet above base flood elevation. Jody Allen will inspect the septic system to ensure compliance with the most recent code. Steuben County must approve the curb cuts and drainage. A water retention area will be developed behind the building that will ensure rain water runoff will not affect the neighbors adversely. No other issues were found around the flood plain.

A motion to approve Flood Plain application # 09-2020 was made by Linda Baird and seconded by Abram Thomas. A roll call vote was taken Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye

**Site Plan Application #2020 -13 of Franklin Land Associates Dba Dollar General for a site-plan development permit for construction of a 9100 square foot retail store at 8569 & 8571 Main Street in Campbell**

At 6:29 p.m., Chairman Brethen declared the public hearing open with regard to the Application #2020-13 of Franklin Land Associates Dba Dollar General for a site-plan development permit for construction of a 9100 square foot retail store at 8569 & 8571 Main Street in Campbell.

Chris Boyea of Bohler discussed the plans for the construction of the retail store. The store will be 9,100 square feet retail store. The store will be a single story building, with the entrance facing the street and the service aspects of the business, such as garbage and deliveries will be located in the back of the store. DG chose this site because it is large enough to handle the project. The site is just over 2 acres, and will accommodate the store, retention pond, parking for 30 cars and delivery trucks.

There will be one delivery per week by tractor trailer and the deliveries will be during business hours. Deliveries will be made using a tractor trailer and the driveway is designed to accommodate the truck. Three quarters of the property will be green space with landscaping which will be sod and will have an irrigation system. The back of the property will be used for storm water and will act as a filtration system for storm runoff.

Signage will include 2 signs. One sign will be on the building that is back lit and will be shut off at closing. The other sign will be monument style and at the front of the building near the road. Mr. Boyea produced several examples of building styles at the request of Thomas Hargrave. The board and the public that attended along with Mr. Hargrave requested that the façade of the building be made in a style that would fit in with the community more than the usual look of the store. Mr.

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Boyeca discussed the options and agreed to use the plan for a blue sided building that resembles a general store on the front instead of the usual metal siding. The sides will be traditional meatal siding.

Denise Thompson of Clawson Drive spoke in favor of the application noting that the Dollar general; would not be in competition with existing businesses. She asked Mr. Boyeca if the truck drivers were independent or if they were trained by the company. Mr. Boyeca addressed her question, answering that the drivers are trained by the company and that all DG stores have similar driveways so that the drivers are specifically trained to deliver in this lay out. This driveway will be approximately 6' longer than the standard DG driveway.

Mrs. Thompson stated that the DG store takes coupons, the prices are better than competing retail box stores, and it will be more convenient for the community than driving to Painted Post or Bath for small items. The influx of tax dollars will benefit the Town, County, School district, Fire Department, and lighting district. On this point Mr. Boyeca stated that DG had waived their right to Cuomo's piolet plan that allows new business to pay a percentage of the tax amount for 10 years, so the DG will pay the full tax amount. The final estimated cost of the project is well over one million dollars and will help to generate tax revenue locally.

The store hours will be determined by volume and when it is profitable to be open.

Stanley Manning questioned the ability to sustain a DG in Painted Post, Savona, and Campbell. He stated that the grocery store that once operated here could not stay open and he did not want the building to become vacant and dilapidated. Mr. Boyeca explained that even if the store were to close after one month, the DG corporation had signed a contract to maintain the building and grounds for 15 years. The team that choses the sites looks at profitable the business needs to be to be viable. Unlike the grocery store DG combines multiple types of retail into one store, which is a more sustainable business plan.

Because this store will be corporately owned, the corporate headquarters maintain it.

Corporate stores rarely if ever close. The business will be able to offer job opportunities for part-time and full-time employment for up to 4 people per shift.

Jeffrey Allen of the Planning Board questioned the traffic changes to the roads. Mr.

Boyeca replied that DOT states substantial traffic changes would be 100 plus additional cars. DG anticipates only an addition of 50 cars to the traffic pattern. This would not be considered substantial. This is not a destination store, this is meant to accommodate passing traffic.

The additional burden to the water and septic systems would not exceed that of a single family residence. The store would have a bathroom and a mop sink. The typical home uses 300 gallons of water per day, the store would use less than 100.

The retention area will be fenced if it retains water. The area will be mow-able and will not retain water, all storm water is treated in the storm water system. An 8' pipe will be installed to drive water to the storm drain near the road.

The public hearing was closed at 7:27 pm. For SEQR, this application was determined to be a ministerial action requiring no further action regarding SEQR. The Board

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went through SEQR anyways, ending with a negative declaration for the file. The applicant requested a roll call vote for the negative declaration for the SEQR. A roll call vote was taken; Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye

A motion to approve the site plan #2020-13 with the following conditions

- The façade be the optional façade that was discussed during the meeting,
- Consultation with Jody Allen on the septic design proposal to ensure it will meet NY State Sanitation Code,
- Consultation with Steuben County Highway Department for curb cuts and storm water drainage.

Was made by Abram Thomas and seconded by Jeffry Allen, a roll call vote was taken  
Thomas: Aye, Allen: Aye, Manning: Aye, Baird: Aye and Brethen: Aye

**Adjournment.**

There being no further business before the Board, the meeting was upon motion,  
adjourned at 7:42 p.m.

Respectfully submitted,

Michelle Seeley, Secretary to  
Town of Campbell Planning Board

**Dated:** July 28, 2020

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

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