

**Town of Campbell Planning Board Minutes for Meeting of
June 17, 2020, 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: David Baker, Mike, Blencowe, Mike Austin, Ronald Robertson, Sharon Hadj-Chikh

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 May 13, 2020. A motion was made by Linda Baird and seconded by Stanley Manning to accept the said minutes as presented. The motion passed unanimously.

Site Plan Application #2020-08 of Ronald Robertson at 4945 Mc Nutt Run in Campbell NY 14821 With Public Hearing

At 6 p.m., Chairman Brethen declared the Public Hearing open with regard to the Application #2020-08 of Ronald Robertson for a Site Plan Application at 4945 McNutt Run in Campbell, NY. There was no public to speak for or against the application and the public hearing was declared closed at 6:05 pm.

The plan was discussed with Mr. Robertson, he plans to put a single-wide mobile home on the site where there is an existing single-wide. This would be a second home on the property and would share existing resources such as well and septic. This was a mobile home park in the past, Mr. Robertson has no plans at this time to add more homes to the land.

The previous mobile home park had water issues and the trailers were removed. Because of the water issues, Mr. Robertson will have the water tested and if there is a problem he will drill a new well. There are 5 septic systems on the property right now, there is electric already available on the property, if the electric and septic do not pass inspection they will be replaced. The current residents had to use bottled water for drinking.

Thomas Hargrave stated that the applicant must move the proposed site of the trailer 90' to the SW to meet setback requirements. Mr. Hargrave thinks the water issues should be fixed before new residence can be approved.

A motion was offered by Abram Thomas and seconded by Stanley Manning as follows: Regarding Application #2020-08 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 under the conditions that a water report be given to the Code Enforcement Officer on a regular basis, the new well

and septic must pass inspection or must be replaced if they do not. Electric boxes must pass inspection or be replaced. Each new trailer must meet HUD guidelines and cannot be smaller than 14x70. Each new addition to the property must have a new site plan and be approved by the planning board and meet or exceed these requirements. The motion passed with a roll call vote of 4 Aye and 1 Nay :
Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Nay, Terry Brethen Aye

Application #2020-04 of Austin Revocable Trust for a 2 parcel Subdivision of a 95.39 of acre lot at 5056 King Hill Campbell, NY in the R-1 Zone - WITH PUBLIC HEARING.

At 6:25 p.m., Chairman Brethen declared the Public Hearing open with regard to the Application #2020-04 of Austin Revocable Trust for a 2 parcel Subdivision of a 95.39 of acre lot at 5056 King Hill Campbell, NY in the R-1 Zone. There was no public to speak for or against the application and the public hearing was declared closed at 6:27 pm.

The applicant "Austin Revocable Trust" (ART) representative Chris Austin, provided a letter to give David Baker permission to speak on the behalf of the ART. Discussion was had with David Baker where Mr. Baker explained his plan for the purchase of the property described above. This application was previously tabled and is being revisited. It was noted that the field was originally part of the property that Mr. Baker owns, his plan is to plant fruit trees, grapes, and blueberries for his own use. The lot is adjacent to the property owned by Mr. Baker and is land-locked. Mr. Baker will append both properties together.

A motion was offered by Stanley Manning as follows: Regarding the Subdivision Application #2020-04, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, 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 Abram Thomas and passed with a unanimous vote. Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, Terry Brethen Aye.

Application #2020-06 of Michael Blencowe for a 2 parcel Subdivision of a 130.79 lot at 8166 Forty Dollar Road in the R-1 Zone - WITH PUBLIC HEARING.

At 6:36 p.m., Chairman Brethen declared the Public Hearing open with regard to the Application 2020-06 of Michael Blencowe for a 2 parcel Subdivision of a 130.79

lot at 8166 Forty Dollar Road in the R-1 Zone. There was no public to speak for or against the application and the public hearing was declared closed at 6:37 pm.

Discussion was had with Michael Blencowe about his plan for the property. Mr.

Blencowe plans to subdivide the existing house and 2.891 acres from the original plot, to sell.

A motion was offered by Abram Thomas as follows: Regarding the subdivision Application #2020-06, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, 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 Stanley Manning and passed with a unanimous vote.

Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, Terry Brethen Aye.

Site Plan Application #2020-07 of Michael Austin at 5054 Cty. Rte. 125. Campbell NY 14821 With Public Hearing

At 6:51 p.m., Chairman Brethen declared the Public Hearing open with regard to the Application #2020-07 of Michael Austin for a Site Plan Application at 5054 County Route 125 in Campbell, NY. There was no public to speak for or against the application and the public hearing was declared closed at 6:54 pm.

The plan was discussed with Michael Austin, as follows: Mr. Austin is going to rebuild the buildings that were damaged in a fire earlier this year for his established business. As explained below in application for Flood Plain permit 06-2020

A motion was offered by Stanley Manning and seconded by Jeffrey Allen as follows: Regarding Application #2020-07 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 licensing approval provided to the Town by the applicant prior to the start of business. The motion passed with a unanimous vote. Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, Terry Brethen Aye.

Flood Plain Permit Application #06-2020 of Michael Austin at 5054 Cty. Rte. 125 Campbell, NY 14821

It was determined that the BFE is 1025.5 and that the property is in a 100 year flood plain area. A Elevation Certificate is on file.

Mr. Austin is going to rebuild the buildings that were damaged in a fire earlier this year for his established business. The buildings were once connected and will now be separated. The new buildings will conform to the 2020 code standards and will

have flood vents. The shop will be at 1026.92 feet elevation, and the Office will be built to 1028.8 elevation.

A motion was offered by Abram Thomas as follows: Regarding the Application #06-2020 of Michael Austin, that the Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the EAF 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 #2020-07 and with the same conditions; The motion was seconded by Stanley Manning and passed with a unanimous vote. Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, Terry Brethen Aye.

Application #2020-09 of Sharon Hadj-Chikh for a 2 parcel Subdivision of a 22.3 acre lot at 5024 County Route 125 Campbell, NY in the AG Zone - WITH PUBLIC HEARING.

At 7:01 p.m., Chairman Brethen declared the Public Hearing open with regard to the Subdivision Application #2020-08 of Sharon Hadj-Chikh for a 2 parcel Subdivision of a 22.3 acre lot at 5024 County Route 125 Campbell, NY in the AG Zone. There was no public to speak for or against the application and the public hearing was declared closed at 7:02 pm.

Discussion was had with Mrs. Hadj-Chikh about her plans for the property. She is giving the subdivided piece of land to her neighbor, he will append that property to his. A rite of way will be created for the property that Sharon is keeping.

A motion was offered by Jeffrey Allen as follows: Regarding the Subdivision Application #2020-09, that the Planning Board classifies this as an unlisted action; the Planning Board having reviewed the EAF hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete; and having held a public hearing with no comment, 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 Linda Baird and passed with a unanimous vote. Roll Call Abram Thomas Aye, Jeffrey Allen Aye, Stanley Manning Aye, Linda Baird Aye, Terry Brethen Aye.

Other Business before the Board

Packets for review given to Board Members regarding proposed business on Main Street and Zoning Law revisions.

Town of Campbell Planning Board
Minutes for Meeting of June 17, 2020

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Michelle Seeley", written over the printed name.

Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: July 1, 2020