

**Town of Campbell Planning Board Minutes for Meeting of
MAY 19, 2021, at 6:00 p.m. At the Campbell Town Hall
8529 Main Street, Campbell, New York**

PRESENT: Board Members: Chairman Jeffrey Allen, Stanley Manning, Albert Johnson, and Planning Board Secretary: Michelle Seeley Code
Enforcement Officer Thomas Hargrave

ABSENT: Linda K. Baird, Abram Thomas,

GUESTS: Abraham Close, Aaron Close

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 April 21, 2021. A motion was made by Stanley Manning and seconded by Albert Johnson to accept the said minutes as presented. The motion passed unanimously.

Application #2021-06 of Abraham and Aaron Close for a 2 parcel Subdivision of a12.64 of acre lot at 9954 Gulf Road in the AG – WITH PUBLIC HEARING.

The Public Hearing was opened at 6:04 pm. Abraham and Arron Close spoke in favor of the subdivision and explained their plans for the property. Abraham Close would like to open an automobile repair shop at the location. Site Plan Application # 2021-07 was submitted along with the Subdivision request. The Public Hearing was closed at 6:09 pm.

Discussion was had with the Close brothers about the business. They would work on cars and pick-up trucks at the location, and would follow all DEC guidelines. There will be an addition to the existing building for office space.

It was noted that this is a permitted use of land for the Ag Zone.

A motion was offered by Stanley Manning as follows: Regarding the Subdivision Application #2021-6, 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 Albert Johnson and passed with a unanimous vote. 3 aye to 0 Nay vote. 2 absent.

Site Plan Application #2021-07 Abraham and Aaron Close for a Site-Plan approval for an auto repair business at 9954 Gulf Road in the AG Zone

Discussion was had with the applicants about the plans for the automobile repair shop that they plan to open and operate, located 2 miles up the Gulf Road. Mr.

Hargraves stated that approval of this application should be contingent on the following stipulations:

1. All repair work to be completed inside of a building
2. All automobile parts including dismantled vehicles are to be stored within a building or behind a 6' high fence at the rear of the structure
3. No vehicle shall be parked or stored within 35' of the street line
4. No more than (6) vehicles waiting for repair shall be stored on the premises at any time unless stored within a building
5. The owner is required to obtain license from NYS for a repair business

Abraham and Arron Close have agreed to the stipulations.

A motion was offered by Stanley Manning as follows: Regarding the Site-plan Application #2021-07 to operate an auto-repair shop: This application be approved as long as the above conditions are met. Was seconded by Albert Johnson and approved in a 3 aye to 0 Nay vote. 2 absent.

Flood Plain Permit Application #3-2021 of Larry Laninger at 8980 State Route 415 in the R-1 Zoning District-With Public Hearing

It was determined that the BFE is 997 and that the property is in a 100 year flood plain area.

Mr. Laninger was unable to attend the Planning Board meeting, however, he designated Mr. Hargrave to speak on his behalf.

This permit application is for a flood plain permit and site plan to install a prefab shed behind the existing garage on the property. This does not need to be elevated but does need to be secured to the ground to prevent flotation. This structure also requires 1 square inch of flood vent opening for every sq foot of building size. This accessory structure meets all the criteria set forth in the zoning law for floodplain and site plan development.

A motion was offered by Stanley Manning as follows: Regarding the Application #2021-03 of Larry Laninger, 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 # 2021-08 and with the same conditions; The motion was seconded by Albert Johnson and passed with a unanimous vote. 3 aye to 0 Nay vote 2 absent.

Site Plan Application #2021-08 Larry Laninger for a Site-Plan approval to place a prefab Amish Workshop Shed on the property located at 8980 State Route 415 in the R-1 District

This application is to place a prefab storage shed on the property located at 8980 State Route 415. Plans for the shed were discussed during the Flood Plain Permit application process.

A motion was offered by Stanley Manning as follows: Regarding the Application #2021-03 of Larry Laninger, 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 flood plain application # 2021-03 and with the same conditions; The motion was seconded by Albert Johnson and passed with a unanimous vote. 3 aye to 0 nay vote 2 absent.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:35 p.m.

Respectfully submitted,

Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: May 26, 2021