

**Town of Campbell Planning Board Minutes for Meeting of
MAY 06, 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, Abram Thomas, and Planning Board Secretary: Michelle Seeley

ABSENT:

GUESTS: Duane Ayers

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 February 19, 2020. A motion was made by Jeffrey Allen and seconded by Stanley Manning to accept the said minutes as presented with minor changes. The motion passed unanimously.

**DUE TO COVID 19 THIS MEETING WAS HELD PRIMARILY WITH THE
APPLICANTS VIA TELECONFERENCE. NO PUBLIC WAS INVITED AND A RECORDING
OF THE PROCEEDINGS ARE AVAILABLE AT THE OFFICE OF THE TOWN CLERK
VIA SIMPLE REQUEST.**

Site Plain Application #2020-05

It was determined that the BFE is 984 and that the property is in a 100 year flood plain area.

Duane Ayres explained that he would be adding an additional pavilion for use in inclement weather and additional seating for his customers at his flea market property on Meads Creek. Applicant was approved for a Flood Plain Permit on October 16, 2019 Application # 11-2019. He submitted this application as a follow-up based on the conditions set forth in the previous application.

A motion was offered by Linda Baird as follows: Regarding the Application #2020-05 of Duane Ayers, 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 #2019-11 and in accordance with the Flood Plain application #11-2019 and with the same conditions; Duane must keep in touch with Thomas Hargrave and get a new survey to ensure that the applicant is still with-in approved zoning if more work will be done. The motion was seconded by Abram Thomas and passed with a unanimous vote.

**Application #2020-04 of for a 2 parcel Subdivision of a 95.39 of acre lot at 5056
King Hill Campbell, NY in the R-1 Zone - WITHOUT PUBLIC HEARING.**

Discussion was had with David Baker via teleconference where Mr. Baker explained his plan for the purchase of the property described above. The board decided to table this application due to the fact that Mr. Baker is not the owner of the land that is

to be subdivided. Mr. Baker will contact the owner and submit a new application for the Subdivision for the June 17th 2020 meeting.

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.

Application #2020-05 of for a 2 parcel Subdivision of a 27.37 of acre lot at 5355 Meads Creek Road in the R-1 Zone – WITHOUT PUBLIC HEARING.

The applicant Luckie Manwaring was contacted by phone to explain his plans for the property he is subdividing. Mr. Manwaring plans to give the subdivided piece of property with an existing manufactured home to a family member. The property includes a well and a new line was drawn on the survey to include that piece.

Linda Baird questioned if this property fell within the boundary of the 100 year flood plain. The application states that the information is unknown.

A motion was offered by Stanley Manning as follows: Regarding the Subdivision Application #2020-05, 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 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 Jeffrey Allen and passed with a unanimous vote.

Other Business

Tomas Hargrave has been looking at the Campbell Zoning Law and has discovered several items that need to be addressed. He is compiling a list and will have it ready for the June meeting. Tom has suggested that the community be involved in the changes and would like to see a committee formed.

The June Meeting will be held as a regular meeting and the public will be allowed to come to the meeting.

Planning Board Alternate

Albert Johnson a member of the ZBA would like to resign his seat on the Zoning Board and be considered as an alternate.

Adjournment.

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

Respectfully submitted,

Michelle Seeley, Secretary to
Town of Campbell Planning Board

Dated: May 20, 2020