

Town of Campbell Planning Board Minutes for Meeting of
October 16, 2019 at 6:00 p.m. At the Campbell Town Hall
8529 Main Street, Campbell, New York

PRESENT: Board Members: Chairman Terry Brethen, Linda K. Baird, Stanley Manning, Denice Thompson and Planning Board Secretary: Michelle Seeley

ABSENT: Jeffrey Allen

GUESTS: Ronald Morse, Duane Ayers, Joseph Seeley

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 August 21, 2019. A motion was made by Stanley Manning and seconded by Denise Thompson to accept the said minutes with the suggested changes made to the last line; Chairman Brethen changed to Sitting Chairperson Denice Thompson. The motion passed unanimously.

Application #2019-11 of Duane Ayers for a floodplain development permit for construction of a Pole Barn with a gabled roof at 3906 Meads Creek Road

Discussion was had with Mr. Ayers regarding Application #2019-11 a Floodplain Development Permit. Mr. Ayers plans to build a 60' x 100' pole barn type building on the back part of his property to add a covered space where his vendors can set up at his already established flea market. The first stage of this project will be the ground work and the structure. In time Mr. Ayers would like to build extra support for the corners of the building and add doors to close in the structure.

The opinion of the Planning Board is that as long as the water is able to flow freely through the building the water would not be redirected and would not cause an issue. A precedent has been set by a previous application to build an open pavilion in a floodplain by Ernie Newman, application # 2018-04.

A motion to approve the Floodplain Permit application #2019-11 of Duane Ayers for construction of a pole barn on 3906 Meads Creek Road in Painted Post, NY was made by Stanley Manning and seconded by Denice Thompson.

The motion passed with a 4 To 0 vote (unanimously) of Baird- AYE Thompson AYE Manning AYE and Brethen AYE

Site Plan Application #2019-012 of Duane Ayers for construction of a Pole Barn with a gabled roof at 3906 Meads Creek Road - WITH PUBLIC HEARING.

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.

At 6:01 p.m., Chairman Brethen declared the public hearing open with regard to the Application #2019-12 of Duane Ayers for construction of a Pole Barn with a gabled roof at 3906 Meads Creek Road. There was no public to speak for or against the application and the public hearing was declared closed.

Mr. Ayers explained his future plans for the building. The building will be set in the back corner of his existing Flea Market area. The unique zoning of this property may require that if Mr. Ayers decides to close in the building for animals in the future he see the Zoning Board of Appeals for a variance.

Chairman Brethen made it clear that before the building could be closed in the applicant must reapply to the Planning Board for another Site Plan approval.

The Planning Board classifies this as an unlisted action and declares itself lead agency; the Planning Board having reviewed the SEQR hereby makes and properly files a negative declaration of environmental significance; that the Planning Board declares the application complete.

A motion was offered by Denice Thompson and seconded by Linda Baird as follows: Regarding Application #2019-12, 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 with the condition that the applicant reapply to the Planning Board for approval before closing the building in.

The motion passed with a 4 To 0 vote (unanimously) of Baird- AYE Thompson AYE Manning AYE and Brethen AYE.

Appointment of 2020 Chairman

The Board decided to appoint the Chairman for 2020 during this meeting. A nomination by Linda Baird was seconded by Denice Thompson.

The motion passed with a 3 To 0 vote (unanimously) of Baird- AYE Thompson AYE Manning AYE and Brethen recused.

Adjournment.

There being no further business before the Board, the meeting was upon motion, adjourned at 6:43 p.m.

Respectfully submitted,



Michelle Seeley, Secretary to
Town of Campbell Planning Board

DATED: October 18, 2019