



# Planning Board Meeting

## Minutes

Wednesday, April 19, 2023 at 6:00 pm

Attendees: Chairman Albert Johnson, Vice Chairman Laura Bowen,  
Stanley Manning, Linda Baird, Secretary Michelle Seeley, Code  
Enforcement Officer Thomas Hargrave.

## Guests

### 1. Pledge/ Call to Order/ Roll Call

### 2. Prior Minutes

April 19, 2023 Draft Min

#### Minutes:

A motion by Denice Thompson seconded by Laura Bowen to accept the minutes as written was adopted

#### Vote results:

Ayes: 5 / Nays: 0

### 3. New Business

#### a. SD- 2023-5

#### Minutes:

This permit application is for a subdivision of a 1.24 acre parcel from the existing 2.91 acre parcel. This property is zoned Ag. The regulations for this type of subdivision is 50,000 sq feet, 250 feet of road frontage, 75 feet of front yard, 50 feet of side and 80 feet of rear yard. This application does not meet the requirements for Ag district but does meet the requirements for R1. Since there is currently a residence with water and sewer, this application will meet all the requirements for this proposal as this is an exception granted in the land use density control schedule section 5.1 Of the current zoning law for the Town of Campbell. The public Hearing was opened at 6:04 PM Darlene Beers poke on behalf of the proposed subdivision. They would like to sell a portion of the property to Pam Frank who is currently purchasing the trailer on the back end of the property. The property was parceled out in an odd way before so this subdivision will allow the property lines to be more conforming. The Public hearing was closed at 6:10PM No SEQR is required for this application because it is a Type 2 action. A motion to approve Subdivision 2023-5 was made by Laura Bowen and seconded by Stanley Manning, the motion passed The Clerk gave the applicant copies of the stamped subdivision plats and explained that they had 62 days to file with the county.

#### Vote results:

Ayes: 5 / Nays: 0

**b. SD 2023-4**

**Minutes:**

This permit application is for a subdivision of a 15 acre parcel from the existing 29.88 acre parcel. This property is zoned Ag. The regulations for this type of subdivision is 50000 sq feet, 250 feet of road frontage, 75 feet of front yard, 50 feet of side and 80 feet of rear yard. This application meets all the requirements for this proposal. This lot will have its own water supply and waste water system. Plans from Jody Allen on file for the septic system. The intended use will be a single family dwelling at this location. The Public Hearing was opened at 6:12 PM Laurie Ordway and Martin Kilsdonk spoke on behalf of the application. Mr. Kilsdonk is building a home next to his mother in law Mrs. Ordway to be closer to her. Would like to be out of town instead of in a park. Mrs. Ordway commented that it would be helpful for them to be closer. The Public Hearing was closed at 6:15 PM No SEQR is required for this application because it is a Type 2 action. A motion to approve Subdivision 2023-4 was made by Laura Bowen and seconded by Stanley Manning, the motion passed The Clerk gave the applicant copies of the stamped subdivision plats and explained that they had 62 days to file with the county.

**Vote results:**

Ayes: 5 / Nays: 0

**c. FP 2-2023**

**Minutes:**

This permit application is for an 18x16 addition to the existing garage located on the north west corner of the property which is zoned Ag . This is an acceptable use in this zone. Also this use is classified as a storage / utility so it does not need to be elevated. The only requirement will be (2) flood gates on opposite walls each measuring 144 square inches (ie 12 x12 , 10x 14 , 8x18.) to equalize the hydronic pressure. This application is in conjunction with SP2023-6

**d. SP 2023-6**

**Minutes:**

The Public Hearing for SP 2023-6 was opened at 6:23 PM The Applicant requested that Mr. Hargrave speak in his absence. The addition is for storage and will be attached to the existing garage. This structure will not need to be elevated due to it's use as storage, the addition will be 18x16 will have no heat or electric. The Public Hearing was closed at 6:30 PM A SEQR was completed and a negative declaration made.

A motion to approve Site Plan 2023-6 and Flood Plain 2-2023 was made by Laura Bowen and seconded by Denice Thompson, the motion passed

**Vote results:**

Ayes: 5 / Nays: 0

4. Old Business
5. Other Business before the Board
6. Announcements
7. Adjournment

**Minutes:**

A motion by Laura Bowen seconded by Stanley Manning to adjourn the meeting at 6:45 Pm was adopted

**Vote results:**

Ayes: 5 / Nays: 0

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