

Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, January 15, 2025 at 6:00 pm

Attendees: Chairman Kyle Peterson, Albert Johnson, Vice Chairman
Laura Bowen, Linda Baird, Denise Thompson, Secretary Michelle Seeley,
Zoning Officer Thomas Hargrave

Guests

1. Pledge/ Call to Order/ Roll Call

Minutes:

Albert Johnson called the meeting to order at 6:00 PM with the Pledge of Allegiance. The Clerk then took roll call- all present.

2. Election of Chairman 2025

Minutes:

Laura Bowen Nominated Kyle Peterson to be the 2025 Planning Board Chairman, the nomination was seconded by Linda Baird. Denise Thompson made a motion to appoint Kyle Peterson as 2025 Chairman of the planning Board Seconded by Laura Bowen. Adopted by vote- Peterson recused

Vote results:

Ayes: 4 / Nays: 0

3. Prior Minutes

Minutes:

A motion to adopt the prior minutes with edits was made by Denise Thompson and seconded by Linda Baird was adopted by vote

Vote results:

Ayes: 5 / Nays: 0

4. New Business

a. SP 2025-1

Minutes:

Chairman Peterson opened the Public Hearing at 6:04 PM. Andy Bill of Amish Workshop discussed his plans for putting new and used sheds and furniture for sale on the lot. He would eventually like to put golf carts and camping trailers for sale there as well. The property will be kept neat and tidy, and the stock will rotate. There will be a temporary porta john on site Kyle Peterson asked how many sheds at one time would be on the property. Andy Bill stated that there would be no set amount, he will have as many as he can fit on the lot. Linda Baird asked about tractor trailers and how the traffic issues would be addressed. Andy Bill stated that if flaggers were needed he would provide them. Chairman Peterson ended the Public Hearing at 6:12PM. A motion by Laura Bowen to approve the

application SP 2025-01 with the conditions suggested by the Zoning Officer 1.Contact NYS DOT for work permit for driveway access to the state highway and also Tom Austin Highway Superintendent for the Town. 2.Contact NYS DOT for land use agreement for right of way of parcel development 3. Contact NYS DOT for future signage at this location. Also need Town zoning permit 4. Provide plan for weed control of display area 5. Provide driveway spec's to minimize contaminants on state highway 6. If approved by planning board provide a short term and long term timeline of development of this project. was seconded by Linda Baird and adopted by vote.

Vote results:

Ayes: 5 / Nays: 0

b. SD 2025-2

Minutes:

Chairman Peterson opened a public hearing for application SD2025-2 at 6:17 Pm Wendy Saylor discussed her application. She will sell off the remaining portion and retain the portion with the home. Chairman Peterson called the public meeting to a close at 6:20 PM. This is a type 2 action no SEQR is needed. A Motion by Laura Bowen seconded by Denice Thompson to approve the application SD2025-02 was approved by vote

Vote results:

Ayes: 5 / Nays: 0

c. FP 2025-03 & SP 2025-04

Minutes:

Chairman Peterson opened the public hearing for applications FP 2025-03 &SP 2025-04 at 6: 23 PM Mr. La Breck spoke on behalf of applications he is installing an 18'x30' garage on the right side of his home for storage. Chairman Peterson Closed the Public Hearing at 6: 29 PM A motion to approve applications FP 2025-03 and SP 2025-04 with the following conditions: Garage must be installed 10' from the side lot line per current survey Garage must be installed 12' from current residence Garage will be installed on a concrete slab Must be at least 2 flood gate openings of 270 sq. inches on opposite sides of the garage to minimize hydrostatic pressure Total cost does not exceed 10% of the assessed property value therefore it does not need to be flood proofed Any electrical installation must be installed per section 6.7.3 of Local Law 2 of 2023 Was made by Denice Thompson and seconded by Linda Baird and was adopted by vote

Vote results:

Ayes: 5 / Nays: 0

d. SD 2025-5

Minutes:

Chairman Peterson opened the public hearing for application SD 2025-5 at 6:31 PM The applicant Michael Austin spoke on behalf of his application. He plans to move the rite-of-way and that all of the equipment would be gone. Chairman Peterson closed the public hearing at 6:34 Pm Being a Type 2 action no SEQR is needed. A motion to approve application SD 2025-05 was made by Laura Bowen and seconded by Linda Baird was

adopted by vote.

Vote results:

Ayes: 5 / Nays: 0

e. SP 2025-06

Minutes:

Chairman Peterson opened the public hearing for application SP 2025-06 at 6:37 PM For a full service repair shop and local towing. The current property will be cleaned up and a new facelift and landscaping. Any Hazmat from accidents on I-86 will be cleaned up at the site of the accident. Vehicles will not remain on site for more than 90 days. Chairman Peterson closed the public hearing for application SP 2025-06 at 6:45 Pm A motion to approve application SP 2025-06 with the conditions that the lessee must apply for a NYS repair license and supply a copy for property file at the town hall The lessee must install screening on existing fencing for aesthetic aspects of the neighborhood Post hours of operation and minimize vehicle traffic during hours of repose 11pm-5am Any upgrades to the existing property requires Zoning and/ or Code approval was made by Laura Bowen and seconded by Linda Baird and was adopted by vote

Vote results:

Ayes: 5 / Nays: 0

5. Old Business

a. Signing of DRS Maps and Resolutions

Minutes:

Chairman Peterson signed the updated subdivision map for the Delaware River Wixon Road Solar Project Subdivision. There were questions about the resolutions from the Zoning Board of appeals. The Clerk played the recording of the meeting in question for the Planning Board. The Planning Board decided to wait to hear from the Zoning Board before signing the resolutions.

6. Adjournment

Minutes:

A motion to adjourn the meeting at 7:31 was made by Linda Baird and seconded by Laura Bowen. Adopted by vote

Vote results:

Ayes: 5 / Nays: 0