

Town of Campbell, NY

# Planning Board Meeting

Minutes

Wednesday, May 21, 2025 at 6:00 pm

## Guests

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

**Minutes:**

Chairman Peterson opened the May 2025 Planning Board meeting with the Pledge of Allegiance at 6:00 PM. The Clerk took Roll call. All members present

### 2. Prior Minutes

**Minutes:**

A motion by Denice Thompson seconded by Laura Bowen to adopt the minutes from March 19, 2025 was adopted by vote

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

### 3. New Business

#### a. Christine Thomas SP 12-2025

**Minutes:**

Chairman Peterson opened the public hearing for application SP 12-2025 at 6:01 PM. The applicant is applying for a type 1 FFL to be allowed to firearms and do back ground checks. The original application was for a type 3 collectors FFL. A motion by Laura Bowen seconded by Linda Baird to approve the application with the condition that the application is amended was approved by vote.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

#### b. Justin Payne FP 12-2025

**Minutes:**

This request is for future development which will require a site plan application to be submitted. The applicant has received a NYS work permit for a driveway installation on this property. The applicant must obtain an elevation certificate after installation of fill for future development.

The applicant will need to apply for a Site plan before he builds on the property. A motion by Denice Thompson seconded by Laura Bowen to approve the application based on Tom Hargraves recommendations was adopted by vote.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

#### c. Belgioioso Cheese FP 13-2025 SP 14-2025

**Minutes:**

The Public Hearing for application FP 13-2025 and SP 14-2025 was opened at 6:15 Pm The application is for a new 50 x 90 milk building structure at the current cheese factory. The inspections will all be done by a third party. The current building site is located in and around the flood zone. To insure the new structure is compliant with our current zoning law the following conditions should be met 1. Contractor to obtain elevation certificate for as built new structure 2. Contractor to supply all 3rd party inspection reports before, during and after completion to the Campbell Zoning Officer and a copy to Steuben County Planning Dept. ( Attention Chuck Cagle) A motion to approve both applications with the recommendations by Thomas Hargrave was made by Linda Baird and seconded by Laura Bowen. Adopted by vote The Public Hearing was closed at 6:25 pm

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**d. Scott Austin FP 10-25 and SP 11-25**

**Minutes:**

Public Hearing for application FP 10-2025 and SP 11-2025 was opened at 6:27 PM. The applicant discussed the placement of (2) 8x40 feet storage units in side yard of this property. The storage buildings will be 8 feet apart and connected with a solid rear wall and a front wall with an overhead door. There will also be a temporary 2 section roof area over the two buildings. These storage units will only be utilized for storage.

Thomas Hargrave spoke to Janet Thigpen from Southern Tier Regional to get her inputs on this type of action. She agreed these storage units would be considered structures since they are fully enclosed. It is her opinion also they will fall under the category of wet flood proofing since the cost is less than 10%of the assessed property value per section 6.11 of our current zoning law.

A motion to approve the applications based on the following conditions 1. Adequately anchored to ground 2. Install access opening between units for a total of 320 square inches to minimize hydronic pressure (160 inches on north and south sides) 3. Units to be installed on 6x6 pressure treated beams or likewise alternative to also minimize hydronic pressure on units themselves 4. Enclosed area between units will need to be constructed of flood resistant materials.

Was made by Albert Johnson and seconded by Denice Thompson and adopted by vote.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**4. Old Business**

**5. Other Business before the Board**

**6. Announcements**

**7. Adjournment**

**Minutes:**

On motion of Laura Bowen seconded by Denice Thompson to close the meeting at 6:49 was adopted

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

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| Minutes published on 06/18/2025, adopted on 06/18/2025