

# Town of Campbell, NY

## Planning Board Meeting

Minutes

Wednesday, June 18, 2025 at 6:00 pm

### Guests

Shawn and Laurie Sauro, Barb Smith, Les Smith, Roxanne and Mike Morehess, Charles Chamberlin, Jeff Horton

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

**Minutes:**

Chairman Peterson opened the June 18, 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 Albert Johnson seconded by Laura Bowen to adopt the minutes from May 21, 2025 was adopted by vote

#### 3. New Business

##### a. FP 16-2025 SP 2025-18

**Minutes:**

Chairman Peterson opened the Public Hearing for SP-18-2025 and FP 16-2025 at 6:02 PM After a site visit to this property on 6/01/2025 Thomas Hargrave reviewed the proposed installation of a 18 x 21 pre fab carport that will be located on the east corner of the property. The applicant plans on replacing the existing garage door and utilizing studs to frame up this opening. Sometime in the past the interior of the garage space was modified and is no longer a viable space to park a vehicle. This area will be utilized for storage only thus it does not need to be flood proofed. The Public Portion f the meeting was closed at 6:05 PM

A motion by Denice Thompson seconded by Laura Bowen to approve both SP 18-2025 and FP 16-2025 was adopted by vote.

**Vote results:**

Ayes: 5 / Nays: 0

##### b. SD 17-2025

**Minutes:**

Chairman Peterson Opened the Public Hearing for SD 17-2025 at 6:08 PM The owner plans on subdividing this property into (4) separate lots per attached survey. There are some concerns the lot size does not meet the area, road frontage requirements in the bulk density requirements as listed in our current zoning law. This property is zoned Ag although most lots located around the surrounding parcel are currently about the requirements of R-

2. There is currently one lot owned by a different party just south of this parcel that somewhat represents the current proposal. Parcel B meets the requirements of R-2 but not Ag. (11002 vs 50,000) The law does provide for a lot reduction to R-1 requirements (20,000) if info is provided for percolation rates and water supply distance. The concern with this parcel there is already a site for a camper with the existing well and sewer. It can be utilized until the sewer fails but in no case is there enough room for a new septic system based on current DOH Guidelines. A variance will be required if subdivision proceeds with current survey or it could be attached to the deed in the event of a septic failure this will become an unbuildable lot. The applicant explained the lot would be used for a small family camp area. A motion to Approve Application SD 17-2025 with the condition that an area variance be granted by the ZBA for lot B an undersized lot, was made by Laura Bowen and seconded by Linda Baird was adopted by vote.

**Vote results:**

Ayes: 5 / Nays: 0

**4. Old Business**

FP 15-2025

**a. FP 15-2025**

**Minutes:**

Shawn Sauro spoke about the Flood Hazard created by the application from Mr. Payne on May 21, 2025. He and the Morehess' who reside on the other side of the property are concerned that adding fill to the property will cause an even bigger hazard. They requested that a stop order be placed on the previously approved application until further research could be conducted to mitigate the flooding issue.

A motion to place a stop order on FP 15-2025 until the SEQR and flood mitigation can be re-evaluated was made by Laura Bowen and seconded by Linda Baird. Adopted by vote

**Vote results:**

Ayes: 5 / Nays: 0

**5. Other Business before the Board**

**6. Announcements**

**7. Adjournment**

**Minutes:**

A motion to Adjourn the meeting at 7:04 PM was made by Denice Thompson and seconded by Linda Baird was adopted by vote.

**Vote results:**

Ayes: 5 / Nays: 0