

Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, August 20, 2025 at 6:00 pm

Guests

Mark Levenite, Ben Baldwin

1. Pledge/ Call to Order/ Roll Call

Minutes:

Kyle Peterson opened the meeting at 6:00 PM with the Pledge of Allegiance. The Clerk then took Roll Call. Denise Thompson absent- Tony Harris Alternate sat in.

2. Prior Minutes

Minutes:

A motion to approve the Draft minutes from July 16, 2025 was made by Linda Baird and seconded by Laura Bowen. Adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

3. New Business

a. FP 21-2025 SP 22-2025

Minutes:

Chairman Peterson opened the Public Hearing for FP 21-25 and SP 22-25 at 6:11PM A review of this property was made for the installation, of a 25 x 27 greenhouse. This request is unique because of the type of structure and component requirements for year round use. The structure must be located in rear or side yard and no closer than 12 feet from property line Temp control of 50 degrees during winter months (Protection of heating equip from flooding) Alarm system to monitor heating equipment Electrical system (Components protected from flooding) Water supply (Protected from freezing) Frost protected concrete slab foundation .2" rigid foam 2'deep and 2' horizontally around perimeter of slab Install 3' above base flood elevation or install automatic flood vents on,(2) opposing sides with bottom of vent 12" above grade and have an opening size of 340 square inches per side Also if this is a business venture the applicant must apply for a separate zoning permit. There will be a separate well and electric for this project. A motion to approve FP 21-2025 and SP 22-2025 with Thomas Hargraves recommendations was made by Laura Bowen and seconded by Albert Johnson. Adopted by Vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

b. FP 23-2025 SP 24-2025

Minutes:

Chairman Peterson opened the Public Hearing at 6:18 PM After a review of this property and the proposed installation of (2) 22 x 24 carports the following recommendations need to be considered if the units are to be used solely for storage: The carports need to be fully secured to the ground The bottom section of (2) sides needs to be 12" from grade to allow water to traverse in and out automatically. This will meet the requirements for flood vents The carports do not need to be elevated if task above is followed This request meets the zoning requirements for the Town of Campbell Zoning Law as to bulk density and location on the property. Chairman Peterson Closed the Public Hearing at 6:22 PM

A motion by Laura Bowen seconded by Tony Harris to approve FP application 23-2025 and SP 24-2025 with the recommendations by Thomas Hargrave was approved by Vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

c. SD 25-2025

Minutes:

This application was canceled.

4. Old Business

5. Other Business before the Board

6. Announcements

7. Adjournment

Minutes:

A motion to adjourn the meeting at 6:23 PM was made by Anthony Harris and seconded by Laura Bowen. Adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0