

Town of Campbell, NY

# Planning Board Meeting

Minutes

Wednesday, October 15, 2025 at 6:00 pm

## Guests

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

**Minutes:**

Chairman Peterson called the meeting to order at 6:00 PM with the Pledge of Allegiance. The Clerk then took roll call. Linda Baird and Laura Bowen absent, Tony Harris alternate sat in.

### 2. Prior Minutes

**Minutes:**

A motion to adopt the minutes from August 20, 2025 and September 17, 2025 as written was made by Denice Thompson and seconded by Tony Harris, and was adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

### 3. New Business

#### a. SD 31-2025 Austin

**Minutes:**

This subdivision request is for the new survey and property line correction of Austin Construction, LLC. properties at 5074 County Route 125 and A. Elliot Enterprise, LLC. 5054 County Route 125. A sealed and embossed survey map dated February 19, 2024, and revised August 27, 2025, has been submitted with a subdivision package signed by Mike Austin on September 24, 2025. The initial sale of the property from Austin Construction, LLC. to A. Elliot Enterprise, LLC. on 6/28/21 was found to have some property boundary and access items that needed to be corrected. Also, the initial sale lacked survey pins. The proposed changes to the mapping include: 1. Moving the southern A. Elliot Enterprise, LLC. property corner out of a pond onto ground and set new property pins for the revised property line. 2. Previously there was 51.72 ft wide Austin Construction, LLC. R.O.W. across the center of the A. Elliot Enterprise, LLC. property for access to Austin Construction, LLC. properties. This R.O.W. will be removed from A. Elliot Enterprise, LLC. property and a 50 ft wide parcel on the northern edge of the A. Elliot Enterprise, LLC. property will be conveyed to Austin Construction, LLC. This request meets the zoning requirements for The Town of Campbell zoning law as to bulk density and location for this type of action since the property is zoned AG/ IND.

A motion to approve SD 31-2025 with Negative declaration was made by Denice Thompson and seconded by Tony Harris and was adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

**4. Old Business****a. SD 30-2025 Delaware River Solar Subdivision Meads Creek****Minutes:**

After a dismissal of the variance requested by the applicant to the ZBA due to changes in the overall lot line plans discussion was had about the proposed subdivision. 1. Existing and proposed site features that could impact setback and other subdivided features such as proposed plantings, access roads, fencing, gates, wetlands and overhead electric lines and poles. Please refer to PWGC site plan showing all existing and proposed site features. There are no overlapping features between the two sites, other than the (2) proposed access easements.

1. Current Zoning setbacks and proposed building setbacks Current setbacks are shown on the proposed subdivision map. There is no proposed construction other than the solar field.
2. Zoning District boundaries on the subject parcel, including the labeling of each district. Please refer to the PWGC site plan which shows the Zoning district line.
3. Driveways of lot #2 On the PWGC map both driveways for lot #1 and #2 are shown.
4. Development details for the new access driveways including stream crossing, wetlands crossing and related drainage details. As shown on the drawings there is no access for emergency vehicles to the rear of portion of lot #2 on the north nor the South end, from the public highway. After conversations with both the Zoning Board and the Planning Board it was agreed that an access easement for the Land Owner of Lot #2 and Emergency services would be granted along the western fence line of the solar field on Lot #1 for access to the rear of the lot #2 In addition an emergency services easement will be filed over the driveway of Lot #1 for access to the side and rear of the barn area on Lot #2 along the driveway.
5. Site screening between districts Please refer to the picture sent of existing conditions in the location of the driveway for Lot #2. The concern was screening in the direction from Lot #2 to the solar field on Lot #1. There are already trees present in this area. The Zoning Board stated the landowner could make the decision if they wanted more trees in this area. The Planning Board did not make a determination but agreed there were trees already present. At this time, we do not propose adding more landscaping but are happy to discuss it at the Planning Board meeting with the board.
6. Elevations for flood plain purposes are not on the drawing. Flood Plain data from previous approval is not on the plat. Please refer to the map from PWGC that shows flood plain A and C limits.
7. Existing well, septic and absorption field locations. Please refer to the updated Subdivision plat which shows the locations of the well and septic,

both on the Lot #2. Please also refer to Mc Connell & Muller survey showing the well location. Comments regarding the Hodgson Russ letter dated August 1, 2025. The EAF has been resubmitted with item 13b checked as yes. The access to the rear of Lot #2 has been resolved. a. An emergency services access easement has been provided for access to the perimeter of the barn. b. The existing barns are in good condition and it would be a shame to remove them in order to meet the residential setback requirements. The owner of the residence will be able to utilize these barns. c. The two proposed easements will resolve the access to the rear of Lot #2 and access to the barns for emergency services d. There will not be any environmental impacts for access to the rear of lot #2. Access will be granted outside the fenced area of the solar field on Lot 1

A motion to approve SD 30-2025 with a Negative Declaration was made by Tony Harris and seconded by Albert Johnson, and was adopted by vote.

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

**5. Other Business before the Board**

**6. Announcements**

**7. Adjournment**

**Minutes:**

On Motion of Albert Johnson and seconded by Denice Thompson the meeting was adjourned at 6:20 PM.

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0