

Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, February 18, 2026 at 6:00 pm

Guests

1. Pledge/ Call to Order/ Roll Call

Minutes:

The Clerk Called the meeting to order with the Pledge of Allegiance, at 6:00 PM, then took Roll call. Laura Bowen, Albert Johnson, Tony Creaton, Denise Thompson, and Jordan Dibble present.

2. Elect Chairman

Minutes:

A motion by Denice Thompson and seconded by Tony Creaton to elect Laura Bowen as Chairperson for 2026 was adopted by roll call vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

3. Prior Minutes

Minutes:

A motion by Albert Johnson seconded by Denice Thompson to adopt the prior minutes was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. New Business

a. SD 2026-1 -Austin

Minutes:

Chairperson Bowen called the Public hearing for SD 2026-1 at 6:02 PM This is a subdivision request of the house from the gravel pit, currently this is just one parcel. The subject property is zoned AR - Agricultural Residential. In this zoning district, a single-family home is a permitted use. Subdivision of this parcel does not create any known zoning issue. The proposed subdivided lot will be 1.213 Acres.

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. I discussed the pending reclamation of the gravel pit near this proposed subdivision. This reclamation will take place starting in the spring of 2026. Since Ownership of the property will not change at this time, there will be no access issues during the reclamation process. Upon talking to the Owner, there is no known setback issues related to the reclaimed gravel pit that could affect the subject property to be subdivided.

The Public Hearing was closed at 6:05 PM- This is a Type 2 Declaration no SEQR was required. A motion to approve the subdivision application 2026-1 was made by Tony Creaton and seconded by Jordan Dibble was approved by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

5. Old Business

a. Map re-sign for SD 25-31

Minutes:

Maps were resigned for application 25-31 and for 0 Frog Hollow

6. Other Business before the Board

a. Concept Plan for Baldwin Solar

Minutes:

Horrell Johnson of Sol-America presented a concept plan for a 2 MW solar farm to be placed next to the Campbell Savona School on Cty. Rte. 125. This would be a 12.89 acre parcel with 9 inverters and 5449 panels. No decisions were made at this meeting as this was a concept plan only.

7. Announcements

8. Adjournment

Minutes:

A motion to adjourn the meeting at 6:46 pm was made by Albert Johnson and seconded by Jordan Dibble adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0