Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, August 19, 2026 at 6:00 pm

Guests

Opening/Pledge of Allegiance/ Roll Call

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

   Minutes:
   Chairman Bowen called the meeting to order at 6:00 PM with the pledge of allegiance. The Clerk then took roll call. All present.

2. **Prior Minutes**

   Minutes:
   A motion to adopt the minutes from 06/17/2026 was made by Denice Thompson and seconded by Albert Johnson. Adopted by vote.

   Vote results:
   Ayes: 5 / Nays: 0 / Abstains: 0

New Business

3. **Vice Chairman**

   Minutes:
   With the resignation of Tony Creaton, the Vice Chair Laura Bowen appointed Albert Johnson her Vice Chairman for the 2026 year.

4. **FP 7-2026 Dibble**

   Minutes:
   This request is the construction of a 40 ft by 60 ft Pole Barn with two overhead doors facing the home to the north. There will be two man-doors (one facing the house and one on opposite side and two windows on each side totaling 8 windows.
   Site Data This proposed project is in the R1 zoning district. Under Section 2.1 Definitions Accessory Use – A use customarily incidental, and subordinate to the principal use or building, located on the same lot with such principal use or building. Go to Section 4.10 Use Regulation Table. Under Accessory Uses in the third line down on the chart, it says: “Accessory use customarily incident to any of the uses mentioned herein, and on the same lot”. Go to the R1 column and this use is seen as permitted. Flood Plain Data: All of the subject property appears to be in a special flood hazard area (see the attached flood map for the area in the vicinity of the subject property). The subject property is in flood zone A (Areas of 100 year flood. Placing a pole barn on the subject property will need a Floodplain Development Permit. The application for a

Floodplain Development Permit has been received. Janet Thigpen from Southern Tier Regional agreed the pole barn will not need to be elevated above the base flood elevation, as an accessory structure. It is also her opinion that this pole barn 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. The following conditions should be part of approval for this application: Install access openings into the north and south sides of the pole barn. Access openings on the north and south walls need to be one square inch per square foot of floor plan. For a 20ft x 60 ft = 2,400 sf floor. This would be 2,400 square inches of wetproofing with the bottom of the vents at 12 inches or less off the ground to minimize hydraulic pressure (800 square inches on east, south and west sides and none on the north where the Overhead doors will be. A motion to approve FP 7-2026 with the conditions outlined by Ed Tietje was made by Albert Johnson and seconded by Linda Baird was adopted by vote. Dibble Recused

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 1

5. **FP 8-2026 Smith**

Minutes:

This property currently has or recently had a mobile home set on a slab. The existing mobile home has been sold and will be removed. A new mobile home will be set partially on the current slab and a new slab will be cast as needed. All other site features are already in place - driveway, power, septic well, etc…. This 1.95 acre lot was previously part of a larger lot with multiple family members homes. The subject lot was deeded separately to the current owner on 11/07/2025.

Site Data This proposed project is in the AR zoning district. Go to Section 4.10 Use Regulation Table. Residential Uses in the first line down on the chart, it says: “Detached one-family dwellings (includes Residential Designated Manufactured Home and Modular Home)”. Go to the AR column and this use is seen as permitted.

Flood Plain Data: All of the subject property appears to be in a special flood hazard area (see the attached flood map for the area in the vicinity of the subject property). The subject property is mostly in 500 year flood plain zone B and a low area just east of the current home location a small portion of the property is in flood zone A (Areas of 100 year flood. Placing of a new home at this property will need a Floodplain Development Permit. The home will be set in an area of the 500 year zone B flood plain. Janet Thigpen from Southern Tier Regional agreed that a mobile home in the 500 year zone B would need to have the bottom of the chassis set 2 ft above the base flood elevation. In the FEMA FIRM panel for the subject property, the base flood elevation is 1055 ft above sea level. I recommend to the Planning Board, at minimum, the following conditions as part of approval for this application: 1. Elevate the bottom of the chassis to 2 ft above elevation 1055 ft. Install access openings into the north and south sides of the pole barn.

2. Install proper anchorage fir the home including but not limited a concrete slab. 3. Properly anchor any propane fuel tanks.

On Motion by Denice Thompson and seconded by Linda Baird to approve FP 8-2026 with the conditions stated by Ed Tietje was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

6. **FP 9-2026 Rice**

Minutes:
This request is the construction of a 32 ft by 25 ft pole barn style garage with two overhead doors facing Meads Creek Road to the west. This building is being constructed over a slab from the previous garage that was demolished about 5 years ago. Site Data This proposed project is in the AR - Agricultural Residential zoning district. Under Section 2.1 Definitions Accessory Use – A use customarily incidental, and subordinate to the principal use or building, located on the same lot with such principal use or building. Go to Section 4.10 Use Regulation Table. Under Accessory Uses in the third line down on the chart, it says: “Accessory use customarily incident to any of the uses mentioned herein, and on the same lot”. Go to the AR column and this use is seen as permitted.
Flood Plain Data: All of the subject property appears to be in a special flood hazard area (see the attached flood map for the area in the vicinity of the subject property). The subject property is in flood zone A (Areas of 100 year flood). Placing a pole barn type garage on the subject property will need a Floodplain Development Permit. The application for a Floodplain Development Permit has been received. Janet Thigpen from Southern Tier Regional, on August 12, 2026, agreed the pole barn will not need to be elevated above the base flood elevation, as an accessory structure. It is also her opinion that this pole barn 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. The following conditions are recommended to be part of the approval for this application: Install wet proof openings into the north and south sides of the pole barn. Openings in the walls need to be one square inch per square foot of floor plan. For a 32ft x 25 ft = 800 sf floor area. This would be 800 square inches of wetproofing with the bottom of the vents at 12 inches or less off the ground to minimize hydraulic pressure (200 square inches on north, on the east, on the south and none on the west where the Overhead doors will be).
A motion to approve FP 9-2026 with the recommendations made by Ed Tietje was made by Jordan Dibble and seconded by Linda Baird and was adopted by vote.

Vote results:
Ayes: 5 / Nays: 0 / Abstains: 0

Old Business

Other Business Before the Board

7. **Hakes C&D Concept Plan**

Minutes:
Shawn Logan spoke about the application that would be on the agenda in September for the proposed expansion of the existing Non-Residential Planned Development District. The project consists of the proposed expansion of the disposal area at the Hakes C&D Landfill. The expansion would add approximately 43.3 acres to the existing 79.8 acres of permitted land fill cell area. In addition the on-site borrow area would be expanded by approximately 21.7 acres to provide soils for construction and operation. Ronald Hull the attorney for Campbell informed the Board that this would be a two part

process. Once the application was accepted and the public hearing(s) were completed, the Planning Board would make a recommendation to the Town Board to either approve the application or deny it. In addition Hakes C&D are asking for the Town to abandon a portion of Manning Ridge Road. Hakes C&D would rebuild a new road that would go around the landfill instead of through the site. This will be a Town Board decision also. The Planning Board accepted the application SP 10-2026 and asked the secretary to place it on the September agenda.

8. **Announcements**

Adjournment

On motion of Jordan Dibble seconded by Denice Thompson, the meeting was adjourned at 6:32 PM

Contact: Michelle Seeley (Townclerk@campbellny.gov 6075278244) | Minutes published on 09/16/2026, adopted on 09/16/2026