Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, September 16, 2026 at 6:00 pm

DRAFT

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 August 19, 2026 was made by Linda Baird and seconded by Albert Johnson. Adopted by vote .

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

   a. **August 19, 2026 Draft MInutes**

New Business

3. **Wood SD 11-2026**

   Minutes:
   Chairman Bowen opened the Public Hearing for application SD 11-2026 at 6:02 PM. William wood spoke on behalf of the application. He plans to build a home for his daughter on the subdivided parcel. Edward Tietje read the report to the Board. Subject: 206.00-03-033.112 Subdivision of 20.955 Acres into Two separate Parcels A subdivision application was received for the subject property on August 31, 2026. The unaddressed property is situated along State Route 415.
   History This parcel was split from parcel 206.00-03-033.111 on January 29, 2026. This division was not considered a subdivision under our subdivision law. On November 11, 2025 this office wrote a letter that stated: As we discussed on November 3, 2025, the "Zoning Law of the Town of Campbell - 2014" does not define Subdivision. The zoning law also does not really address subdivision in any substantive way.
   Therefore, through default, the Zoning Officer refers to the "Land Subdivision Rules and Regulations of the Town of Campbell" Local Law No. 1 of 1966, Filed with the Department of State May 25, 1966.
   In Section 3.1 Definitions: 3.1 SUBDIVISION: The division of any parcel of land into two or more lots, plots, sites or other division of land, for the purpose, whether immediate or future, of transfer of ownership or building development which shall include

resubdivision in whole or in part of any plot, filed or unfiled, which is entirely or partially undeveloped. When land is divided into parcels of five or more acres for agricultural purposes only and no streets, roads, or habitable structures are involved, this shall not be considered a subdivision. Dividing of this lot (with its current use) into parcels of more than five acres each, will not require any subdivision action. The current requested subdivision action is not for agricultural purposes only, therefore, does require subdivision approval from the Planning Board. Proposed Action The application states that the subject property will be subdivided with a 7.996 acre lot on the north end of the current parcel for construction of a home, and the remaining 12.959 acres will be retained on the south end. The subject property is located in the AR Agricultural Residential Zoning District. The subject property has portions in a special flood hazard district. The property is mostly in the 100 year flood plain, partially in the 500 year flood plain and a small amount is above any special flood hazard area. The application states that the subdivision is to build a new home for a family member. Our Zoning Law states that construction of a single family home in an AR zoning district is permitted. Property use adjacent to the proposed subdivision is: North Campbell Savona Central School District has the district's bus garage. AR Zone. Monroe Tractor - New construction & farm equipment dealer and service. AR Zone. South Construction related business and residential use. AR Zone East State Route 415 R-1 Zoning district to the east of State Route 415. West Interstate 86 West of I86 is an AR zoning district with both agricultural use and residential use. Summary The proposed use is permitted within the current zoning of the property, most of property is in a special flood hazard district and the proposed use is consistent with the adjacent and nearby property uses. Recommended Conditions of Approval

1. **Submission of a Flood Plain Development Permit application.**
2. **Submission of a Zoning Permit application.**
3. **The proposed project is the construction of a new home. This proposed work is subject to the requirements of the NYS Uniform Fire Prevention and Building Code. Chairman Bowen Closed the Public Hearing for application SD 11-2026 at 6:05 PM. A motion by Jordan Dibble and seconded by Denice Thompson to approve with conditions by Zoning Officer Tietje was adopted by vote**

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

4. **Hakes C&D SP 10-2026**

Minutes:
Chairman Bowen opened the Public Hearing for application SP 10-2026 at 6:10 PM. Ed Tietje spoke about the applications to rezone to a planned non residential zone and abandonment of the road . ZEO Tietje stated that he still had a few questions on the applications but felt they were complete. Chairman Bowen Closed the Public Hearing for application SP 10-2026 at 6:20 PM. A motion to deem both applications as complete and to set a Public Hearing for October 21, 2026 was made by Denice Thompson and was seconded by Jordan Dibble, and was adopted by vote

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

DRAFT

Old Business

Other Business Before the Board

5. **Concept Plan**

   Minutes:
   Edward spoke to the Board about upcoming applications that he believes will be coming to the Board in the coming months

6. **Announcements**

Adjournment

A motion to adjourn the meeting at 6:33 PM was made by Jordan Dibble and seconded by Denice Thompson was adopted by vote 5-0

Contact: Michelle Seeley (Townclerk@campbellny.gov 6075278244) | Minutes published on 09/23/2026 at 3:30 PM