Town of Campbell, NY

Town Board Meeting

Minutes

Monday, August 10, 2026 at 6:00 pm

Opening

Supervisor Maynard opened the meeting at 6:00 PM

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

   Minutes:
   Supervisor Maynard opened the meeting at 6:00 PM with the Pledge of Allegiance the Clerk took roll call- All present 1 Vacant Seat

2. **Appointment to the Board**

   Minutes:
   A Motion by Michael Austin seconded by Les Smith to appoint Tony Creaton to the vacant seat on the Board until December 31, 2026 was adopted by Roll Call Vote

   Vote results:
   Ayes: 4 / Nays: 0 / Abstains: 0

3. **Resignation Planning Board**

   Minutes:
   Tony Creaton resigned from the Planning Board to take the position on the Town Board. A motion to accept the resignation was made by Glenn Vogel and seconded by Michael Austin was adopted by vote, Creaton Abstained

   Vote results:
   Ayes: 4 / Nays: 0 / Abstains: 1

4. **Appointment Planning Board**

   Minutes:
   A motion to move Jordan Dibble from the alternate position on the Planning Board to a regular member was made by Michael Austin and seconded by Les Smith was adopted by vote

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

5. **Prior Minutes**

   Minutes:
   A motion to adopt the Draft Minutes from 07/13/2026 & 07/27/2026 was made by Glenn Vogel and seconded by Michael Austin and was adopted by vote.

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

a. **July 13, 2026 Draft Minutes**
b. **July 27, 2026 Draft Minutes**

Reports

6. **Water Report**
7. **Bookkeeper Report**

Minutes:
Reports from the Town Clerk and the Court Clerk were submitted for the month of July 2026. The signed Supervisor report for the month of July 2026 was submitted to the Town Clerk.
General Revenues Highway Revenues $44,558.13 Casella 2nd Qtr Host Fees $ 2,000.00 Sold 1993 Ford F700 $133,289.99 2nd Qtr Sales Tax
HIGHWAY BARN EXPENSES As of 7-31-2026 $1,000,000.00
-$97,850.00 ACP CONCRETE APP #1 1/12/26 -$228,676.70 Clear Span Building 2/9/ 26 -$11,305.00 Frey & Campbell 2/9/26 -$153.29 MC Tractor Supply signage 2/9/26 -$14,200.00 AJH design 2/9/26 -$9,850.00 AJH design 3/6/26 -$119,320.00 ACP CONCRETE APP #2 4/13 -$13,062.50 OVERHEAD DOOR 25% 4/13 -$561.36 DOZER RENTAL 5/11 -$458.00 ADS IN SHOPPER 5/11 -$125,018.30 CHRISANNTHA 1ST PAY APP 6/8 -$5,100.00 A&J DESIGN 6/8 -$627.44 CB BUILDING SUPPLY WOOD FOR BLOCKING OVERHEAD DOOR -$60,862.20 CHRISANNTHA 2ND PAY APP 7/13/26 PRE-PAY
$312,955.21 REMAINING BALANCE
Water project:
CBDG Grant ~ 7-22-26 received letter that “The expenditure of funds has been completed and all required accomplishments have been reported, the town is now cleared to close out the grant.” (letter attached)
WIAA Grant paperwork has not been requested as per this report.
NY Open Book: As per the request of the town board at the board meeting on July 13th: On July 15th I sent the NY Open Book link to all of the Board members along with the spreadsheet of the Dog Control position copied from NY Open Book into the email.
2027 Budget: 2027 procedure and dates of guidance (per OSC) budget sheet is attached. I recommend setting the October Public Hearing on the 2027 budget for the 4th Monday extra meeting slot, October 26th at 6pm. I will be handing out the individual department worksheets this week.
A motion to accept the Bookkeepers report was made by Michael Austin and seconded by Glenn Vogel was adopted by vote

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

8. **Dog Control**

Minutes:
Michelle Seeley the Town Clerk mentioned that because the Town did not have a DCO she had picked up two stray dogs. She found a home for one but is still housing the other. She had called the Sheriff's office to have them take one of the dogs to the shelter and they informed her that they do not do that. Contrary to the information that the bookkeeper had stated at the previous meeting.

9. **Assessors Report**

Minutes:
The following report will bring you up-to-date on the activities of the Assessor's Office. This month I have been processing monthly transfers, escrows, & other misc. administrative duties. I received a report from The Department of Taxation and Finance for all of the new applicants for the STAR Exemption that had applied as of July 1st for the STAR Credit Payment. I have also been receiving reports from The Department of Taxation and Finance to review parcels that have Enhanced STaR and are not eligible based on their determination.
I attended an Assessors Association meeting on July 22nd The deadline for processing ALL transfers, escrows, & address changes for the school tax bill was August 9th, 2026.

10. **Supervisor Report**

Minutes:
Here's a polished version:
Supervisor Maynard thanked Steve Ritter, Steve Carracci, Vaughn VanSkiver, Gary Putman, and Michael and Michele Wright for all of their hard work on the landscaping at the Town Hall. Thanks to these dedicated volunteers, the Town Hall looks great. In appreciation of their efforts, the Town donated $100 to the Victory Highway Church Missions.
Public Comment: John Tschantre commented on how nice the Town Hall grounds looked.

11. **Town Clerk Report**
12. **Zoning Officer Report**

Minutes:
There were (12) Zoning permits during this period. (35) ytd. - ZP- 24 4736 Clark Rd - ZP- 25 5054 Meads Creek Rd Replace Trailer - ZP- 26 8801 SR 415 Two Story Addition - ZP- 27 8488 Main Street Sign Upgrade - ZP- 28 4542 Clark Rd Pool and Deck-Porch - ZP- 29 4641 Stoney Ridge Rd - Roof Structural Modification and Metal Roof - ZP- 30 8970 SR 415 - Roof Structural Modification and Metal Roof - ZP- 31 9430 Frog Hollow Rd - Shingle to Shingle Roof Replacement - ZP- 32 8753 Main Street - Roof Structural Modification to Metal Roof - ZP - 33 8530 Clinton St - Cracked Septic Tank Replacement - ZP- 34 4750 Meads Creek Rd Roof Replacement - ZP- 35 8854 / 8848 CR 4 – Body Shop Addition
One potential community based solar farm located at 4889 CR 125. No recent information on this. One potential new ground mounted sign.

Zoning Compliance Letters

- 8578 Main Street – In-Kind Replacement of Concrete Porch Stairs

1. Drafted letters for July Planning Board and Zoning Board of Appeals mtgs. No July Planning Board Meeting. No July Zoning Board of Appeals Meeting
2. Subdivision Work - There were no new subdivision applications in July.
3. Zoning Follow Up Work / Complaints
4.

8848 / 8854 CR 4 Notice of no Zoning Permit. Resulted in Zoning Permit

5. 5408 Meads Creek Rd Notice of no Zoning Permit
6. 8844 CR 4 Notice of no Zoning Permit.
7. Site Plan Applications for Planning Board
    - Hakes C&C Landfill Site Plan Applications Received / Reviewed. Additional information required for Zoning Approval Additional information required for Manning Ridge Road design.
8. Flood Plain Development Permits
    - FP 7-2026 4260 Meads Creek Road - New Building Pending 8/19/2026
    - FP 8-2026 - 5054 Meads Creek Road - Replace Manufactured Home Pending 8/19/2026
    - Zoning questions in July
9. New Church Sign
10. 8830 SR 415 Tanning Salon
11. 8934 Meads Creek Rd - Horses on Property - Split Zoning w/ some Flood Plain

13. **HWY Report**

Minutes:
The paving projects are finished. The Highway is mowing and working on the roads. The NYMER report came out and suggested that the landing zone for the slide have additional mulch added so the playground met NY State safety standards. A motion to get the mulch at the park up to standard was made by Glenn Vogel and seconded by Michael Austin and was approved by Roll Call Vote

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

a. **Roller**

Minutes:
Discussion was had about purchasing a used roller for the Highway so that they did not need to borrow one. The cost of the new roller is $12,000 from Admar. There are funds in the general repairs account and machinery account to cover the cost of the roller. No loans or bonds would be needed for this purchase.
A motion to approve the purchase of the 2023 RD12 Wacker Roller with 350 hours on it for up to $12,500 was made by MIchael Austin and seconded by Les Smith and adopted by roll call vote

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

Old Business

14. **Building Update**
15. **Executive session- Personnel**

Minutes:
A motion to enter into executive session at 6:56 PM to discuss personnel was made by Michael Austin and seconded by Glenn Vogel was adopted by vote
A motion to return to the regular meeting at 7:22 was made by Michael Austin and seconded by Tony Creaton was adopted by vote.

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

16. **Appointment- Dog Warden**

Minutes:
On motion of Glenn Vogel seconded by Tony Creaton to appoint Randy Akins to the position of DCO for the remainder of 2026 was adopted by Roll Call vote

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

17. **Appointment Cleaner**

Minutes:
A motion by Michael Austin seconded by Les Smith to appoint Ron Sprague as the cleaner for the offices was adopted by Roll Call Vote

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

New Business

Public Comment

Voucher Audit

A-General 251-265 & 268-275 & 278-280 $20,124.72
DA- Highway 96-101 $ 8,826.32
H1- Capital Projects Barn 250 &266 &267 $11,138.78
SL- Street Lighting 280 $ 903.63
SW1- Water District 1 45-50 $ 1,885.83
SW2- Water District 2 20-22 $96.11
SW-3 Water District 3 18-19 $ 448.82
SW-4 45-51 $ 3,305.20
TA- Trust and Agency 26-28 $ 765.37
TOTAL $ 47,949.78

Adjournment

A motion to adjourn at 7:30 PM was made by Michael Austin and seconded by Tony Creaton and was adopted by vote 5-0

adopted on 09/14/2026