Town of Campbell, NY

Town Board Meeting

Minutes

Monday, September 14, 2026 at 6:00 pm

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Opening

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

2. **Prior Minutes**

   Minutes:
   A motion to adopt the Draft Minutes from 08/10/2026 was made by Michael Austin and seconded by Tony Creaton and was adopted by vote.

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

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Reports

3. **Water Report**

   Minutes:
   Water meter mapping of Water District 1 is complete and partially done for District 2. District 3 will be done later. RCAP Solutions will adding the information into the system and then send it to the County. This is a grand funded project.

4. **Bookkeeper Report**

   Minutes:
   Reports from the Town Clerk and the Court Clerk were submitted for the month of August 2026. The signed Supervisor report for the month of August 2026 was submitted to the Town Clerk. General Revenues Highway Revenues $9,186.00 Temporary Municipal Assistance $24,576.10 Sales tax budget fulfilled $3,568.30 B&H Railroad PILOT Transfer Request $5,000.00 from $2,443.50 Traffic Diversion – Court DA5110.4 Gen repairs to DA5130.4 Machinery
   HIGHWAY BARN EXPENSES
   $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 Plumbing 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 4/13/26 -$13,062.50 OVERHEAD DOORS 4/13/26 -$119,320.00 ACP CONCRETE APP #2 4/13/26 -$561.36 SKID STEER 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 -$1,230.36 SUNBELT TILT TRAILER & MINI EXCA 8/10/2026 -$1,433.37 ST COOTS WASHED STONE 8/10/26 -$181.00 JC SMITH PIPE 8/10/26 -$5,794.05 Frey & Campbell 8/10/26 -$2,500.00 William Grove Septic Design 8/10/26 -$73.03 Campbell Building Supply 9/14/26 -$1,592.50 ADMAR Supply rental 9/14/26 $300,150.90 Remaining Balance Water project:
WIAA Grant paperwork has not been requested as per this report.
A motion to accept the Bookkeepers report along with the transfers was made by Michael Austin and seconded by Les Smith and was adopted by Roll Call Vote.

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

5. **Dog Control**

Minutes:
There has been a change to the appointment of the Dog Warden. Randy Akins has declined the appointment and three board members agreed to sign a contract with Southern Tier Animal Control as of 08/13/2026.

6. **Assessors Report**

Minutes:
The following report will bring you up-to-date on the activities of the Assessor's Office since my last report. This month I have been processing monthly transfers, escrows, & other misc. administrative duties. Each year ORPTS analyzes local market data to compute RARs (Residential Assessment Ratio) and equalization rates. For 2027, ORPTS will rely on sales that have occurred through June 30, 2026. Therefore, it is important that assessors ensure only valid sales are used and all sales data is accurate. All sales that occurred through June 30 should be corrected and must be transmitted to ORPTS by August 28, 2026. All sales for Campbell have been reviewed and transmitted to ORPTS by the August 28th deadline. School Tax Bills went out the first week in September. If a property owner has a question regarding their bill they need to contact the school tax collector at the number on the bill. If they have a question regarding their STAR Exemption & Credit they need to contact the Department of Taxation and Finance at (518-457-2036).
I attended a monthly assessors meeting on August 12th & 26th, 2026.

7. **Supervisor Report**
   a. **Building Repairs Town Hall**

Minutes:
The AC in the court has been fixed by Martys, the total cost was $17,500- this was approved by 3 Board members as it was outside of the amount that the Supervisor could authorize.

   b. **Code Officer**

Minutes:
Supervisor Maynard discussed bringing the Code Office back to the Town. He has discussed the position with Nick the CEO in Thurston. He wants $8,000 per year and will provide his own vehicle and will not charge mileage. He is

requesting $400 additionally for the first year for a program he uses for the job. Michael Austin asked if this would be the total paid for the year. The Clerk asked if this was a contract or if he would be an employee. Supervisor Maynard said he would get additional information before the Board meeting.

8. **Town Clerk Report**

Minutes:

The Town Clerk reported on the classes she had attended at the NYS Town Clerks Association. She also reported that she had been receiving calls about dogs because the dog warden had not been reachable. She reported that she had responded to a call and was told that the dog needed to be contained and photos sent to the DCO for posting before he came to collect the dog. The Clerk ended up finding the home of the unregistered dog. She also reported that during her training on Sunday at about 6:00 PM she had received a call about a loose dog because the caller could not reach the DCO. She asked the resident to contact the Supervisor because she was out of Town.

9. **Zoning Officer Report**

Minutes:

1. **There were (5) Zoning permits during this period. (40) ytd.**
    - ZP - 36 5408 Meads Creek Rd -Remove and add new Manufactured Home
    - ZP - 37 5434 Wolf Run - Driveway
    - ZP - 38 4260 Meads Creek Rd - New Garage
    - ZP - 39 5115 CR 17 - New Garage
    - ZP - 40 9042 Parker Road Porch Foundation
    - One Potential Community Based Solar Farm located at 4889 CR 125. No recent updates on this.
    - One potential new ground mounted sign.
2. **Zoning Compliance Letters**
3. **None issued this period.**
4. **Drafted letters for August Planning Board and Zoning Board of Appeals mtgs. 4 items on the August Planning Board Meeting agenda. No August Zoning Board of Appeals Meeting**
5. **Subdivision Work**
    - There were no new subdivision applications in August.
    - One planned for September Planning Board Meeting.
6. **Zoning Follow Up Work / Complaints**
7. **Noise complaint from Codes on 8/12/26 – requested more information, but received.**
8. **Site Plan Applications for Planning Board**
    - Concept Plan Conference for the Hakes C&D Landfill Site Plan Application was held on August 19, 2026.
      a. Additional information was requested for Zoning Approval to expand the Non-Residential Planned Development District – Information now has been

received. b. Design for the relocation of Manning Ridge Road - additional information required. Partially received.

- The Planning Board review of the Hakes C&D Landfill Site Plan Application will be held on September 16, 2026. Once any action is taken on these items, they will be referred to the Campbell Town Board.

9. **Flood Plain Development Permits for Planning Board**
   - FP 7-2026 4260 Meads Creek Road - New Building Approved 8/19/2026
   - FP 8-2026 - 5054 Meads Creek Road - Replace Manufactured Home Approved 8/19/2026
   - FP 9-2026 5408 Meads Creek Road -Rebuild Garage Approved 8/19/2026
10. **Zoning questions in August**
11. **5416; 5433; 5441 Meads Creek Subdivision work. Potential combine 3 properties and re-subdivide divide into two.**

The Town needs to figure out what to do about the Battery Storage Moratorium. The Clerk suggested renewing the moratorium for three years so the Town had time to make a comprehensive change to the Zoning Law.

10. **HWY Report**
    a. **Building update New Shop**

Minutes:
Discussion on the Change orders that were sent in by Christianntha that were not approved before they were completed was had. Should the Town pay these when there are multiple issues with the work done by this company. A motion by Glenn Vogel and seconded by Michael Austin to table the discussion was adopted by Roll Call vote

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

    b. **Septic Tank**

Minutes:
A bid for the septic system for the new shop building, from Zeiser Precast, was presented. The Highway Department will install the system. A motion by Glenn Vogel and seconded by Michael Austin to accept the bid from Zeiser Precast in the amount of $1,570.00 for the septic tank, chimney, hole distribution box, filter, and delivery charge was adopted by Roll Call Vote

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

    c. **Change Order Electric**

Minutes:
Bouille Electric submitted a change order to extend the original conduit and wire from the East end of the building to the West end of the building. Addition to the cost is n emergency shut off switch for the fuel station pump. The switch will be on the exterior of the building near the man door on the West end of the

building. The conduit will exit the shut off switch and go to a seal off. The request is for $4,600.00 to complete the work. A motion by Michael Austin seconded by Les Smith to approve the change order was adopted by Roll Call vote

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

11. **Park**
    a. **Park update**

Minutes:
The mulch has been put down at the swings and slide as suggested by NYMER. The Pavillion poles are rotting at the bottoms. Tony Harris suggested that footers be poured and the posts replaced.

New Business

12. **Tentative Budget**

Minutes:
Wendy Oman went over the Tentative Budget with the Board and explained the different accounts. She explained that the Board would need to go into executive session at the next meeting on September 28, 2026 to discuss the Salary piece. She then gave the Town Clerk the unredacted copy of the Tentative Budget for filing.

13. **Second Meeting in September**

Minutes:
The Board will utilize the second meeting for September on September 28, 2026 at 6 PM for further discussion on the Budget.

Old Business

Public Comment

Voucher Audit

14. **Vouchers**

Minutes:
A-General 281-283 & 286-312 & 314 $33,622.72 DA- Highway 102-116 $ 293,811.42 H1- Capital Projects Barn 284&285 $1,665.53 SL- Street Lighting 313 $ 1,041.91 SW1- Water District 1 51-54 $ 2,383.29 SW2- Water District 2 23-24 $1,701.59 SW-3 Water District 3 20 $ 61.44 SW-4 52-54 $ 779.43 TA- Trust and Agency 29-31 $ 765.37 TOTAL $ 335,832.70

Adjournment

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15. **Adjournment**

Minutes:
A motion by Les Smith seconded by Michael Austin to adjourn the meeting at 8:37 was adopted by vote

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

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Contact: Michelle Seeley (Townclerk@campbellny.gov 607-527-8244 x213) | Minutes published on 09/23/2026 at 12:51 PM