

# Town of Campbell, NY

## ZBA Meeting

Minutes

Tuesday, February 25, 2025 at 6:00 pm

### Guests

Linda Baird, Kyle Peterson

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

**Minutes:**

Chairman Morse opened the meeting with the Pledge of Allegiance at 6:02 PM the Clerk then took roll call. Theron Seeley arrived late.

#### 2. Prior Minutes

**Minutes:**

A motion to adopt Draft Minutes from 10-15-2025 Dave Smith seconded by Anthony Creaton was adopted by vote. Theron Seeley Absent

**Vote results:**

Ayes: 4 / Nays: 0

#### 3. New Business

##### a. CB FD1 Appeal 1 of 2025

**Minutes:**

This request is for a (2') foot variance as to the location of a proposed new building relevant to the existing building on this parcel. (16% reduction of separation distance) .The engineering plans for this new building will meet the NYS Fire Code regulations. Section 11.6.1.3 of Local Law 2 of 2023 states all accessory buildings shall be located no closer to the principle building or other accessory building than (12') feet; therefore a variance application is required. The current layout of the new proposed structure is fairly close to the existing septic installation and the elevation of the building location would require a significant amount of fill if building was located at the 12' (foot) separation distance.

The Board found that the variance should be granted and that the benefit to the applicant does outweigh the detriment to the neighborhood or community. Further the ZBA finds that a 2' variance from section 11.6.1.3 of the Zoning Codes is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

**Vote results:**

Ayes: 4 / Nays: 0

#### 4. Old Business

##### a. Discussion V Application 24-2 A

#### 5. Other Business Before the Board

#### 6. Adjournment

**Minutes:**

On motion of Dave Smith seconded by Anthony Creaton the meeting was adjourned at 6:20 pm.

**Vote results:**

Ayes: 4 / Nays: 0

---

Contact: Michelle Seeley (Townclerk@campbellny.com 6075278244) | Minutes published on 07/29/2025, adopted on 04/15/2025