

# Town of Campbell, NY

## ZBA Meeting

Minutes

Tuesday, April 15, 2025 at 6:00 pm

Guests

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

**Minutes:**

Chairman Morse Called the meeting to order at 6:00 pm with the Pledge of Allegiance. The Clerk then took roll call. Theron Seeley Absent

### 2. Prior Minutes

**Minutes:**

A motion to approve the minutes from November 25, 2024 was made by Anthony Creaton and seconded by Dave Smith. Adopted by by vote

**Vote results:**

Ayes: 4 / Nays: 0

### 3. New Business

#### a. Appeal 2 of 2025- Peterson

**Minutes:**

A site visit was made to this property for the proposed installation of a carport attached to existing structure and will be located on owners property and directly over existing driveway. Being the carport is attached to the existing structure it becomes part of the structure per section 5.4.4 of our zoning law. The property is zoned AG (for reasons I don't understand) but most of the residences on this side of the street only meet the bulk density for R-2 . The current structure is only 14'6" to property line on the front and 15'5" on the rear which designates this as a nonconforming existing lot. AG zoning requires 20' side yard. Since the driveway is 13'6" wide it is only 21 "on the front of proposed carport and 28" on the rear from the property line this does not meet the criteria for clearance from lot line. The proposed carport only requires 4 support posts which will be placed within the edge of the driveway so these dimensions will stay the same. Our current zoning law requires all fences shall be located 2' from the property line but other types of development require further setbacks. The other option for the applicant is to place the posts a minimum of 24" from the lot line the same as a fence . Also with only one enclosed side this carport is not considered enclosed storage . Also a discussion is submitted between applicant and neighbor to possibly work together to improve area of lot line. A motion to approve Appeal #2 of 2025 with suggestions from Thomas Hargrave was made by David Smith and seconded by Anthony Creaton and was adopted by vote Seeley- Absent

**Vote results:**

Ayes: 4 / Nays: 0

**4. Old Business**

**5. Other Business Before the Board**

**6. Adjournment**

**Minutes:**

A motion to Adjourn the meeting at 6:10 pm was made by Dave Smith and seconded by Steve Peck. Adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0

---

Contact: Michelle Seeley (Townclerk@campbellny.com 6075278244) | Minutes published on 07/29/2025, adopted on 07/08/2025