

Town of Campbell, NY

# ZBA Meeting

Minutes

Tuesday, July 8, 2025 at 6:00 pm

## Guests

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

**Minutes:**

David Morse opened the public hearing at 6:00 PM with the pledge of allegiance. The Clerk took roll call Theron Seeley Absent.

### 2. Prior Minutes

#### a. April 15, 2025

**Minutes:**

A motion to approve the Draft minutes from April 15, 2025 was made by Tony Creaton and seconded by Dave Smith. Was adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

### 3. New Business

#### a. Appeal 3 of 2025

**Minutes:**

A site visit was made to this property on 5/30/2025 for the proposed subdivision of this property. The owner plans on subdividing this property into (4) separate lots per attached survey. There are some concerns the lot size does not meet the area and road frontage requirements in the bulk density requirements as listed in our current zoning law. This property is zoned Ag although most lots located around the surrounding parcel are currently about the size requirements of R-2. There is currently one lot owned by a different party just south of this parcel that somewhat represents the current proposal. Parcel B meets the requirements of R-2 but not Ag. (11002 vs 50,000) The law does provide for a lot reduction to R-1 requirements (20,000) if info is provided for percolation rates and water supply distance. The concern with this parcel there is already a site for a camper with the existing well and sewer. It can be utilized until the sewer fails but in no case is there enough room for a new septic system based on current DOH Guidelines. A variance will be required if subdivision proceeds with current survey .

A motion to approve appeal #3 of 2025 was made by Steve Peck and seconded by Dave Smith and was adopted by vote

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

### 4. Old Business

**5. Other Business Before the Board**

**6. Announcements**

**Minutes:**

A motion to adjourn the meeting at 6:20 PM was made by Stephen Peck and seconded by Tony Creaton was adopted by vote.

**Vote results:**

Ayes: 4 / Nays: 0 / Abstains: 0

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Contact: Michelle Seeley (Townclerk@campbellny.com 6075278244) | Minutes published on 09/16/2025, adopted on 09/16/2025