

Town of Campbell, NY

ZBA Meeting

Minutes

Tuesday, January 13, 2026 at 6:00 pm

Guests

1. Pledge/Call to Order/Roll Call

Minutes:

The Clerk opened the meeting at 6pm with the Pledge of Allegiance, then took roll call. Robert Elster absent. A nomination by Dave Smith for Dave Morse to be Chairman for 2026 was seconded by Theron Seeley was adopted by rollcall vote. 3 to 0. Elster absent. Morse abstained.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 1

2. Prior Minutes

Minutes:

A motion to approve the October 15, 2025 minutes was made by Dave Smith and seconded by Theron Seeley was adopted by vote. Elster absent.

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

3. New Business

a. Wood Property

Minutes:

Chairman Morse opened a public hearing for appeal 1 - 26 at 6:05pm. Application for a Use Variance Application Number 1-26 Unaddressed Property State Route 415 Campbell, NY 14821 224.00-02-036.110 On December 9, 2025 an Application for A Use Variance was submitted to the Town of Campbell for the subject property. This variance request is to change in Table 4.1 the Single Family Residential use in B-2 from "Not Permitted" to "P – Permitted" for this proposed project. I responded to the Owner on December 16, 2025 with additional information required.

1. The subject property is situated in B-2 Highway Business zoning district. In Section 4.10 Use Regulation Table. In the Residential Uses section under the B2 column, a single family home is not permitted in the B-2 zoning district and would require a Use Variance with the Zoning Board of Appeals. This application has been submitted. 2. Portions of the subject property appear to be in a special flood hazard area (see the attached flood map for the area in the vicinity of the subject property). The following items were requested from the Owner for the subject property: - A site plan showing the property border and proposed locations of all structures and driveways. Should the proposed structures and driveways or other development on the subject property be

outside of the flood plain in Zone C, then no Flood Plain Development Permit Action will be needed. If any of the proposed development including grading, structures and / or driveways will be located in a special flood hazard area A or B, then a Flood Plain Development permit will be needed. The attached sketch was submitted on December 17, 2025. The proposed location for the construction of the home, driveway and septic are not in the Zone B of the Special Flood Area. Based on this sketch, a Flood Plain Development Permit is deemed as being unnecessary for this Variance. Application.

Special Note: The southern portion of the subject property has had previous fill placed in the Zone B of the Special flood Hazard Area. Any impact of this fill on the Special Flood Hazard Area is unknown.

William Wood spoke on behalf of the application. Mr. Wood want to build a house for his daughter and son in law at the property located at St. RTE. 415 which is currently zoned business. Chairman Morse closed public meeting at 6:07pm The board reviewed the criteria for the use variance. They determined the applicant proved unnecessary hardship through the 4 tests set forth by NY state. A motion to approve Appeal 1 of 2026 was made by Dave Smith and seconded by Theron Seeley and was adopted by vote. Elster absent.

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

b. Vice Chairman

Minutes:

Dave Morse appointed Dave Smith as Vice Chairman for 2026.

4. Other Business Before the Board

5. Adjournment

Minutes:

A motion by Dave Morse and seconded by Dave Smith to adjourn at 6:10pm was adopted by vote. Elster absent.

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0