Town of Campbell, NY
Planning Board Meeting
Minutes
Wednesday, November 20, 2024 at 6:00 pm

Guests
David Morse, Michael Simons, Tony Harris, Austin Christy, Gail H, Janet H, Steve C, Brian Knowles, Molly Aranda, Melissa Melco, Mollie Messenger, Matt Liponis, Marty Meriwether, Shawn Cosgrove, Nancy Kostolansky, Woolaway, Destany Taft, Maureen Cook, Rich Buck

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

   Minutes:
   Chairman Johnson opened the meeting to order at 5:58 pm with the Pledge of Allegiance, The Clerk then took roll call, Denice Thompson and Laura Bowen absent.

2. **Prior Minutes**
   a. **Draft Minutes October 16, 2024**

      Minutes:
      Upon Motion of Linda Baird seconded by Kyle Peterson, the minutes from October 16, 2024 were adopted by vote 3-0. Bowen Thompson Absent.
      Vote results:
      Ayes: 3 / Nays: 0

3. **New Business**
   a. **SP 2024-21 4233 Meads Creek Road**

      Minutes:
      Chairman Johnson opened the Public Hearing for application SP 2024-21 at 6:02 PM This application is for a small engine repair shop within existing garage. This is an acceptable use of the property for Zoning. With no public comment, the Chairman closed the Public Hearing at 6:03 PM A motion to approve application SP 2024-21 was made by Kyle Peterson and seconded by Linda Baird adopted by vote : Bowen Thompson Absent.
      Vote results:
      Ayes: 3 / Nays: 0

   b. **SP 2024-22 4255 Meads Creek Road**

      Minutes:
      Chairman Johnson opened the public hearing for application SP 2024-22 at 6:05 PM . This application is for a change of occupancy for the existing Country Pub from Commercial business to a single family residence with an in-law suite. This type of action is a level 3 alteration of the existing building per NYS code for existing buildings. Per section 907 the entire building does not need to be compliant to 2020 NYS Energy Code. The current elevation of this structure will require an elevation certificate as relevant to the base flood elevation. The current septic system is approved for this type of use per NYS DOH

guidelines. A building permit will be required for this project since it a change of occupancy use. This is an approved use in zones R-1 / AG and meets the current zoning use for bulk density of this parcel. Austin Christy spoke on behalf of his application. Kyle Peterson confirmed that this would be a three bed two bath home with a Mother in Law apartment at one end. Linda Baird Asked about a garage. The applicant stated that it would be 2 years at least before a garage is built. Kyle Peterson asked if the work would all be interior conversion. The applicant stated that that was the case. Linda Baird asked if the existing Kitchen would be ripped out . The applicant stated that it will be an open floor plan with an island where the kitchen was. There will be a 12' wall between the main living area and the Mother in Law suite. The parking lot will be removed and a driveway with landscaping will be replace it. There is a separate exit for the Mother in Law Suite and she will have access to the back of the property. Linda Baird asked about an elevation certificate. The applicant has the original Elevation Certificate from when the building was built. Kyle Peterson asked about the ceiling height. The applicant stated that the drop ceiling would be removed and drywall will be added. The Public Hearing was closed at 6:13 PM A motion to approve the application SP 2024-22 was made by Kyle Peterson and seconded by Linda Baird adopted by vote : Thompson, Bowen -Absent

Vote results:

Ayes: 3 / Nays: 0

c. SP 2024-23 4167 Hough Road

Minutes:

Chairman Johnson opened the Public Hearing for Application SP 2024-23 at 6:14 PM. The applicant David Morse spoke on behalf of the application. The applicant has an existing license and this property is zoned Agricultural and this type of business is acceptable in the zone. The Applicant referred to the letter from Thomas Hargrave: The applicant requests approval to move his existing repair garage business from Addison ,NY to this location which is his residence. This request meets the zoning requirements for The Town of Campbell zoning law as to bulk density and location of this type of operation with site plan approval since the property is zoned AG. The applicant must apply for a change of address to his NYS repair license upon approval of this site plan and provide proof of this change on a form to be entered into property file in the Town Hall. Destiny Taft stated that she had a petition from several people on the road but some did not sign due to "fears of retaliation". She stated that the Vieley Road is in the worst shape it has ever been in and she is not sure that it is rated for the trucks that currently are on it now. If 6 cars a week are added to the traffic that would be 288 more cars on a dead end road with no shoulders. If you add 5 cars a day to that number there would be an additional 1,200 cars a year on the road. There are a lot of elderly people that walk the road and it is no longer safe. This would cause the conditions to become worse with the additional traffic. A repair shop would include oils and fuel, has the DEC been contacted about the application? Hough Road is very narrow, even more narrow than Vieley Road. This would add traffic to that road as well. There are several neighbors that have concerns. Another resident stated that everyone in a 500' area of the property should have been informed. The Clerk explained that this was a Zoning Variance

rule, and not a Planning Board Rule. The Notice for the applications are placed in the Shopper and serve as notice. Mrs. Taft stated that it had been made clear to them that this was a done deal but wanted to know if the Board could have a wall put up to maintain the wholesome nature of the neighborhood. If not could the road be fixed or made wider to handle the additional traffic. She asked what the hours of operation would be. Richard Buck asked what the application was for specifically. Was it a Special Use Permit? David Morse stated that it is not a Special Use Permit- the use is permitted in the Zoning law for this type of business. He has been in business for years and just wants to move his license. The Town Clerk clarified that there were e-mails from the neighbors in support of the application. Richard Buck stated that the Planning Board had the authority to impose reasonable conditions, including landscaping. If the objectors have provided proof that this would visually impact them. Tony Harris asked if Hough Road was a private or public road. The applicant stated that he is next to the last house on the road. But that this is a Town Road. HE responded to the oil spill concerns. He offered to give his information so the objectors could contact the DEC. He stated that in the 30 plus years he has been in business he has an impeccable record. Kyle Peterson asked Mrs. Taft her address so he could see where she lived in relation to the proposed business. She gave the address. Richard Buck stated that the law does not allow for a restriction on hours for a business. Linda Baird asked what Dave thought his hours would be. Mr. Morse stated that this would be a part time business and the traffic would amount to 1/4 car per day. Kyle Peterson asked if there would be any business conducted after 8 PM. Mr. Morse replied that there would not be and he never works on Sunday. In reality he is more concerned with retaining his repair license so he can maintain his dealers license. Noise shouldn't be a problem, the noise would be equivalent to running a tractor, and his driveway is 450' long.

Molly Aranda lives directly across the road from the property and looks at the subject property daily, she is not concerned with him having a business, but is more concerned about the traffic on a dead end road that is in poor repair. That is her main concern, she just wanted to understand a little better about what was happening. Mr. Morse stated that the road is a Town road and is the the Towns responsibility to fix. He is not going to spend the money to rebuild the road. Linda Baird asked if the applicant would be selling cars. The applicant stated that this is a broad question. He has had the license for years and does not want to give it up. Kyle Peterson aske about signage. Mr. Morse stated that he may place a sigh no bigger that a Real Estate sign for directions. Linda Baird said that would be a separate application.

Richard Buck stated that the property owners would need to contact the Town to have the road issues addressed. Linda Baird asked the applicant if the neighbors could approach him with questions or concerns. He replied in the affirmative. The Public Portion of the meeting was closed at 6:37 PM. A motion by Kyle Peterson to approve SP 2024-23 following Thomas Hargraves recommendations was seconded by Albert Johnson and was approved by vote, Bowen, Thompson- Absent

Vote results:

Ayes: 3 / Nays: 0

d. **SD 2024-24 0 Wixon Road**

Minutes:

The Public Hearing for SD 2024-24 was opened at 6:47 PM with Mollie Messenger speaking on behalf of the application. Lot one, the smaller of the lots will be the solar panel project the second, larger lot has a natural divide with the stream. The company is hoping the neighbor or the State will want the property, so that it is not sitting there unused. Simple Subdivision, because of the way the stream divides the property. Tony Harris stated that the map did not show the Federal wet land, he asked if there was a law regarding land locked property because of the wetland. Tractors and vehicle traffic are prohibited on Federal Wetlands. Mollie said that the land would be accessible by foot traffic. A home could be built on the Meads Creek side of the property. This property may never be sold, but the solar company wants to subdivide it so there is potential for a sale in the future. Tony Harris asked what the size of the property is. Mollie Messenger stated 23.9 Acres. Kyle Peterson asked about access to the property in an emergency. Mollie Messenger stated that could be accessed by running along the fence line, by the Solar field. Kyle Peterson asked about a rite of way for Emergency Vehicles. Mollie Stated that that could be put into the Deed. It would be a logistical not Legal rite of way that would be cleared. Richard Buck stated that this was a concern expressed by the Zoning Officer. A condition can be placed that on the Western side of the site between the boundary line as a condition of conveyance if the property is sold, a rite of way will be reserved for emergency access. Tony Harris asked if this would be limited to emergency access and not an exclusive access. Linda Baird asked what the width of the easement would be. Mollie stated that the usual is a 20' easement. Linda Baird asked if the only access was the front gate or if there would be a gate at the rear of the property. Mollie stated that the Fire Department would have access to the property, but the only gate was in the front. An additional gate could be installed if needed. Kyle Peterson asked if emergency vehicles could drive between the solar panels. Mollie stated that the spacing of the panels is 10', in an emergency the panels can be rotated to a straight up and down angle to provide a 20' passageway. The Public Hearing was called to a close at 7:06 Pm A motion to approve SD 2024-24 with the condition that there is a deeded easement of 20' on the Western side for emergency access, with the easement language to be negotiated and approved with the Town Attorney, was made by Kyle Peterson and seconded by Linda Baird was adopted by vote. Thompson and Bowen Absent.

Vote results:

Ayes: 3 / Nays: 0

4. **Old Business**

a. **SP 2023-15 Amended Delaware River Solar**

Minutes:

The Public Hearing on SP 2023-15 A was called to order at 7:07 PM. Mollie Messenger opened by explaining that the Zoning Board of appeals had granted their Area Variance for a 25' setback reduction on 11/19/2024. The landscaping plan for the Harris's will remain the same, two additional trees may need to be placed at the Kostolansky property because

there is a hole where some of the panels may be visible. There are more panels in this amended site plan due to the reduction in the setback. There are approximately 300 additional panels. The output will decrease with the removal of some panels. The maximum output will be 2.5 MW, MAX output. Depending on the wattage of the panels available in 2025 there may be more reduction in the amount of panels. Everything else stays the same. Gail Harris asked where the panels are from, China or the USA? Mollie stated that there are tax incentives for companies to buy panes built in the USA but as of now there are not many companies producing the panels. It will depend on where the panels are available from as to which panels are purchased for the project. Kyle Peterson asked what the lot size will be after the subdivision and what that will do to the total amount of the disturbed farm land. Mollie Messenger stated that the lot size would be 17 acres. Marty Meriwether stated that the amount of disturbed land would stay the same, approximately .42 acres of prime farm land. Kyle Peterson stated that with the change from approximately 40 acres cut to 17 acres a new SEQR would need to be done. Marty Meriwether stated that a new EAF had been sent and that there were no significant changes. Mollie Messenger stated that this is the total area including project site and contiguous acreage. Linda Baird how much of the 17 acres will be covered by the panels and does it meat the density schedule in the Zoning Law. Mollie stated that the total disturbed area is 1.14 acres, posts are .02 acres. Kyle Peterson asked if the fencing count as permanent disturbance? Is that in the calculation already? Mollie Messenger stated that it was included in the figure already. Linda Baird shared a concern about the area to be covered in an emergency and the lack of lighting. Has there been any consideration to portable lights in case of an emergency? Mollie stated that there could be, Richard Buck is working with the Town on a Host Benefit Agreement, that could be suggested for the agreement. With no further comment the Public Hearing was closed at 7:19 PM.

A motion by Albert Johnson seconded by Linda Baird to adopt the following resolution with conditions was adopted by vote. Thompson Absent, Bowen Absent.

WHEREAS, on or about October 30, 2023, NY Campbell II, LLC (“Applicant”) submitted applications to the Town of Campbell Planning Board (“Planning Board”) for site plan approval and a special use permit to construct and operate one (1) 2.5 MW AC community solar farm (the “Project”) located on the east side of Wixon Road (Tax Map No. 266.00-01-053.112) (“Property”) in the Town of Campbell (“Town”) (together, “Application”); and WHEREAS, because a decision on the Application constitutes a Type I action under the New York State Environmental Quality Review Act (“SEQRA”) pursuant to 6 NYCRR § 617.4(b)(6)(i), a full Environmental Assessment Form (“FEAF”) Part 1 was prepared as part of the Application; and WHEREAS, the Planning Board declared its intent to be the Lead Agency under SEQRA, and following the required 30-day notice period with no objection from any involved agencies, the Planning Board was established as the Lead Agency for review of the Project on April 17, 2024; and WHEREAS, the Planning Board and Applicant representatives have reviewed the Application materials and discussed the Project design at various Planning Board meetings and workshop meetings, and the Applicant has made revisions to the project design and layout based upon feedback from the Town’s counsel and the Town’s engineering consultant; WHEREAS, pursuant to Section 239-m of New

York State General Municipal Law, the Application was referred to the Steuben County Planning Department (“County”) on May 29, 2024, and following the required 30-day review period, no response has been received from the County; and WHEREAS, the Planning Board conducted a duly noticed public hearing on the Application on July 17, 2024 and the Applicant provided notice, via certified mail, to all owners of record of abutting parcels and those within fifteen hundred (1,500) feet of the property lines of the Property at least 20 days prior to the public hearing; and WHEREAS, the Planning Board, acting as Lead Agency, issued determination that the Project will not have a significant adverse impact on the Environment pursuant to the requirements of SEQRA on Jul 17, 2024 (the “Negative Declaration”); and WHEREAS, the Planning Board has reviewed the Application in connection with the Site Plan and Special Use Permit standards applicable to Community Solar energy systems proposed to be sited in the Town, as provided in Section 12.7 of the Town of Campbell Zoning Law (“Zoning Law”). NOW, THEREFORE, BE IT RESOLVED by the Town of Campbell Planning Board as follows: 1. The Planning Board hereby makes the following findings: a. The proposed Project is a Community Solar energy system as defined in Section 2.1 of the Zoning Law. b. The Project is proposed to be sited on one parcel of land approximately 17.184 acres in size, located in the Town’s Agricultural (“AG”) zoning district, where the Project is a permissible use subject to the issuance of a special use permit and site plan approval. The Project will occupy approximately 10.50 acres of a larger 17.184-acre parcel, with only approximately 1.14 acres of impervious surface created by the Project. The location size, and character of the Project will be in harmony with the appropriate and orderly development of the AG zoning district and will not be detrimental to the orderly development of adjacent districts and uses. c. The proposed special use will only temporarily remove the Property from agricultural use for the life of the Project, and the Project will not significantly impact agricultural soils present on the Property. After useful life of the Project, it will be decommissioned such that the land will be returned to its original, pre-construction state, as detailed in the Project Decommissioning Plan (“Decommissioning Plan”). d. The Project will not have a significant adverse impact on fish, wildlife, or plant species, their habitat or other significant habitats identified by local, state, or federal agencies. This is mostly due to the location and size of the Project, the nature and intensity of the operations involved or conducted in connection therewith, its site layout, and the implementation of certain measures including the installation of a deer fence and the use of pollinator-friendly planting mix in areas between the panels. e. The Project will not generate traffic impacts as the only vehicles that will visit the site post-construction will be those associated with occasional maintenance activities and inspections. Additionally, standard site distances will be maintained at points of entry/egress. For these reasons, and because the Project will not be publicly accessible, there are no concerns regarding pedestrian or vehicle access for the public to the site. The Project will be locally monitored and controlled as well as monitored remotely. f. Development of the Project is compatible with natural features of the site and with surrounding land uses. Apart from traffic impacts, the Project will not be located in a poorly drained area; the Project will not be located on soils unsuitable for the proposed use; the Project will not substantially obstruct an existing view of a river, stream, lake, historic structure, or other identified scenic vista; and the Project will

not be located on steep slopes. g. The proposed special use is consistent with the general intent of the Zoning Law and will advance the Town's goal to take "advantage of safe, abundant, renewable, and low-carbon emitting energy resources", pursuant to Section 12.1 of the Zoning Law. h. On November 19, 2024 the Town Zoning Board of Appeals approved variances for the Project relative to the setbacks required in the front and side yards of the parcel and the 1:1 tree replacement ratio requirement. A reduction of 25% for both the front and side yards, as well as the planting of fifty-four (54) evergreen trees and five (5) maple trees to replace one hundred ninety (190) removed trees have been approved. The Applicant will comply with the maximum solar panel height requirements as set forth in Sections 12.7(M)(a) and (b) of the Zoning Law. i. The Applicant has provided sufficient documentation, including a tree survey by a certified forester, that the Project shall comply with Section 12.7(G) of the Zoning Law. j. Operation of the proposed special use is no more objectionable to the uses of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of other uses permitted within the AG zoning district. k. The Applicant has provided a decommissioning plan in accordance with Section 12.7(K)(b) of the Zoning Law, which has been reviewed by the Town Attorney, Town Building Inspector and Town Engineer, and such decommissioning plan is hereby accepted by the Planning Board. l. The Applicant has provided a visual study and analysis and a landscaping plan as required by Sections 12.7(K)(d) and 12.7(M)(d) of the Zoning Law, and the Planning Board hereby accepts the provided visual analysis and landscaping plan and deems the Property a suitable site for the Project. m. The Project satisfies each and every standard and condition specified for Community Solar energy systems as provided in the relevant provisions of the Zoning Law. As such, the Planning Board approves the Special Use Permit subject to the following conditions, in addition to any conditions for obtaining building and any other applicable Town permits: i. All on-site utility lines required for the Project will be placed underground, with the exception of the main service connection at the utility-company right-of-way, in compliance with Section 12.7(B) of the Zoning Law. To the extent any electric cables are buried in cropland, hayland, or improved pastureland, such cables shall be buried at a minimum depth of cover of 48 inches and in all other areas the minimum depth of cover shall be 24 inches, pursuant to Section 12.7(B) of the Zoning Law. ii. The proposed access road for the Project meets the requirements in Section 12.7(C) of the Zoning Law, and will be constructed to minimize soil erosion, soil compaction, and disruption of agricultural lands on the Property and the proposed design of the access road shall comply with all Town and State of New York fire safety and emergency access requirements in accordance with Section 12.7(C) of the Zoning Law. iii. The Project shall include a sign, not exceeding an area of eight square feet, near the Project transformer and will display the solar array manufacturer's name, equipment specification information, safety information, and 24-hour emergency contact information in accordance with Section 12.7(D) of the Zoning Law. The Project shall also install disconnect/emergency shutoff information and voltage warning signs in accordance with the National Electric Code and the National Fire Protection Code. iv. All solar panels installed on the Property will have an anti-reflective coating and will have been manufactured within the last 3 years at the time of

installation pursuant to Section 12.7(E) of the Zoning Law. v. The Applicant shall comply with the tree replanting plans as evidenced on the Project site plans, in accordance with Section 12.7(G) of the Zoning Law, and in conformance with the tree replanting variance issued by the Town Zoning Board of Appeals. vi. Prior to commencement of construction of the Project, the Applicant shall provide proof of liability insurance to the Town in compliance with Section 12.7(J)(a) of the Zoning Law and shall also, prior to commencement of construction, provide soil sample analyses to the Town in accordance with Section 12.7(J)(b) of the Zoning Law. vii. After the Project becomes operational, the Applicant shall provide a quarterly report of power production from the Project to the Town Clerk through the life of the Project pursuant to Section 12.7(H) of the Zoning Law and shall also maintain the Property grounds in accordance with Section 12.7(J)(d) of the Zoning Law. viii. The Project (including all mechanical equipment) will be enclosed by an eight-foot fence which will include a self-locking gate to prevent unauthorized access and will comply with the fencing requirements included in Section 12.7(M)(c) of the Zoning Law.

ix. The Project will be accessible to all emergency service vehicles as required by the New York State Uniform Fire Prevention and Building Code. x. The Project complies with the current guidelines as established by the New York State Department of Agriculture and Markets relating to Agricultural Mitigation for Solar Energy Projects, and the Applicant shall seed 20% of the total surface area of all solar panels on the Property with pollinator mix in accordance with Section 12.7(M)(e)(i) and (iv) of the Zoning Law. xi. Prior to the construction of the Project, the Applicant shall provide a bond, or some other form of financial security reasonable to the Town Attorney or Town Engineer, for the removal of the Project, with the Town as the designated assignee/beneficiary, in the amount approved by the Town based upon the Decommissioning Plan and as required by Section 12.7(K)(c) of the Zoning Law. xii. Prior to the construction of the Project, the Applicant shall provide a bond or some other form of financial security reasonable to the Town Attorney or Town Engineer, which the Town shall be authorized to call on in the event that installation or maintenance of landscaping measures is inconsistent with the Landscaping Plan filed with the Town. xiii. Prior to the construction of the Project, the Applicant shall record an easement with the County Clerk’s office, satisfactory to the Town Attorney, for emergency access to the rear parcel and northwestern portion of the solar array for the purpose of allowing local emergency vehicles and personnel to travel on along the western fence line in the event of a fire or other emergency. xiv. Prior to the construction of the Project, the Applicant shall provide the Town Engineer and Code Enforcement Officer with an updated Emergency Plan, which shall name a local agent of the Applicant or then Project Owner, together with relevant contact information for such local agent. xv. Prior to the construction of the Project, the Applicant shall provide the Town Engineer and Code Enforcement Officer with an updated Operations and Maintenance Plan, which shall prohibit the use of herbicides on the Project site for the useful life of the Project. xvi. The Applicant shall complete construction in accordance with the final site plan within twelve (12) months after site plan and special use permit approval. Upon request, the Planning Board may extend the deadline for completion of the Project for an additional 180 days. xvii. The Town Code Enforcement Officer shall be authorized to inspect the Project Site during construction and

after construction to ensure that all features are installed consistent with the approved Site Plan. xviii. After construction of the Project is completed, the Applicant shall provide a post-construction certificate from a Professional Engineer registered in New York State, certifying that the Project complies with all applicable codes and industry practices and has been constructed and is operating according to the design plans in accordance with Section 12.7(N) of the Zoning Law. xix. If the Project is discontinued or abandoned pursuant to Section 12.7(O)(b) of the Zoning Law, the Project shall be removed by the Applicant—or a subsequent owner or operator—pursuant to the Decommissioning Plan. 2. The Planning Board hereby finds that the Site Plan Application provided by the Applicant complies with each and every requirement listed in Section 12.7(L) of the Zoning Law, and the Site Plan is approved subject to the following conditions, in addition to any conditions for obtaining building and any other applicable permits: a. Approval is based upon the information and documentation shown on the site plan prepared by PW Grosser Consulting, Inc., last revised on October 30, 2024, and is conditioned on full compliance with the site plans. b. All landscaping on the Property shall be maintained in healthy growing conditions pursuant to Section 12.7(L)(a)(vi) of the Zoning Law and all landscaping shall be installed in accordance with Section 12.7(M)(d)(2)(a) of the Zoning Law, consistent with the Landscaping Plan. c. Consistent with the Landscaping Plan, all trees, including the fifty-four (54) evergreens and five (5) maple trees, as agreed to by the Applicant and neighboring property owners, shall be installed at a height of six to eight feet. d. A final equipment specification sheet shall be submitted prior to the issuance of building permit pursuant to Section 12.7(L)(d) of the Zoning Law. e. Prior to the issuance of a building permit, the Applicant shall provide the name, address, and contact information of the proposed or potential system installer, the owner and/or operator of the Community Solar energy system and the property owners in accordance with Sections 12.7(L)(e) and (f) of the Zoning Law. f. Prior to the issuance of a building permit the applicant shall enter into a parking agreement with the adjacent parcel landowner at 4950 Wixon Road Section 226 Lot 1 Block 056. g. Prior to the issuance of a building permit the residential well for the adjacent parcel located at 4950 Wixon Road Section 226 Lot 1 Block 056 shall be tested and monitored during construction for any deficiencies that may be caused due to the construction of the solar facility.

h. Following construction of the Project, the Applicant shall provide data reports to the Town in. furtherance of the post-construction monitoring and compliance plan as required by Section 12.7(L)(o) of the Zoning Law. i. The Property site shall be maintained, including snow removal at a level acceptable to the local fire department and emergency services providers, pursuant to Section 12.7(N)(c) of the Zoning Law. j. Approval is further based upon the applicable requirements and conditions contained in that portion of this Resolution, which approved the special use permit application for this Project and in accordance with all conditions for approval as set forth in the special use permit portion of this Resolution and is conditioned on full compliance with the site plan. k. That all application, escrow fees and other charges imposed on the Planning Board by this Application be paid prior to signing of the final site plan by the Planning Board Chairman. 3. This resolution is effective immediately.

PASSED AND ADOPTED this 20th day of November, 2024 by the Town of Campbell Planning Board.

Vote results:

Ayes: 3 / Nays: 0

5. **Other Business before the Board**
6. **Announcements**
7. **Adjournment**

Minutes:

A motion to Adjourn the meeting at 7:31 PM was made by Kyle Peterson and seconded by Linda Baird. Adopted by vote. Thompson- Absent, Bowen-Absent.

Vote results:

Ayes: 3 / Nays: 0