

Town of Campbell, NY

Planning Board Meeting

Minutes

Wednesday, April 15, 2026 at 6:00 pm

Guests

1. Pledge/ Call to Order/ Roll Call

Minutes:

Chairman Bowen called the meeting to order at 6:00 PM with the pledge of allegiance. The Clerk then took roll call. All present.

2. Prior Minutes

Minutes:

A motion to adopt the minutes from was made by and seconded by. Adopted by vote.

3. New Business

a. FP 2026-03 SP 2026-04

Minutes:

The public Hearing for FP 3-2026 and SP 4-2026 was opened at 6:02 PM. The applicant Scott Austin spoke on behalf of the application. He is willing to comply with all the suggestions by the Zoning officer. This request is a modification of the approved SP/FP on 5/21/2025 and revised on 9/17/2025. The project was not completed.

Site Plan Data This proposed project is in the R1 zoning district. Under Section 2.1 Definitions Accessory Use – A use customarily incidental, and subordinate to the principal use or building, located on the same lot with such principal use or building. Storage or a garage is considered an accessory use to the principle use of the structure. However, with this property, there already is a storage / garage / accessory use building much larger than the home (principal use) on the property. This additional storage will create storage space that far outweighs the principal use of the property.

Go to Section 4.10 Use Regulation Table. Under Accessory Uses in the third line down on the chart, it says: “Accessory use customarily incident to any of the uses mentioned herein, and on the same lot”. Go to the R1 column and this use is seen as permitted. However, since the amount of storage is more that that “customarily incident” for this property, it is recommended that site plan approval be obtained from the planning board.

The following has been revised: Description - Initially a carport, now described as storage with the future possibility of adding a roof. Construction - Two 8 ft by 40 ft shipping containers set onto a 50 ft. by 50 ft. asphalt pad. The containers will now be between 28ft. and 30 ft. apart from each other. Revised location - Proposed storage will now be north of the existing storage building. The front (east) edge of the asphalt will align north and south with the existing storage building. The containers will be spaced evenly from the edge of the

asphalt on all sides. Revised Orientation - Storage containers will be changed from the original north / south placement to and east / west placement. The containers will be set onto the asphalt pad, oriented west to east with the container doors facing east towards Meads Creek Road. I see no issue with the Planning Board approving of the site plan, as long as all flood plain recommendations are. The containers are stated as currently already on the property. By approving of the site plan with the flood plain issues addressed, potential problems related to these containers on the property are minimized. Previous Flood Plain Data: Janet Thigpen from Southern Tier Regional agreed the storage units would be considered structures since they are fully enclosed. It is her opinion also they will fall under the category of wet flood proofing since the cost is less than 10% of the assessed property value per section 6.11 of our current zoning law. The following conditions should be part of approval for this application: 1. Adequately anchored to ground. 2. Install access openings into the north and south sides of the containers. The orientation of the units are now perpendicular to the direction of water flow in a flooding condition. To match the initial calculations, revised total access openings in each container needs to be 533 square inches to minimize hydraulic pressure (266 square inches on north and on the south sides) This requirement is met when combined with item (3) installation. 3. Units to be installed on 6x6 pressure treated beams (north south orientation) or likewise alternative to also minimize hydraulic pressure on units themselves. 4. Future construction between units will need to be of flood resistant materials. The Public Hearing was closed at 6:14 PM A motion by Albert Johnson seconded by Anthony Creaton to approve FP 3-2026 and SP 4-2026 as long as the conditions mentioned above are met. Was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. Old Business

5. Other Business before the Board

6. Announcements

7. Adjournment

Minutes:

On motion of Denice Thompson seconded by Anthony Creaton to close the meeting at 6:23 PM was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0