

Town of Campbell, NY

Town Board Meeting

Minutes

Monday, May 11, 2026 at 6:00 pm

Guests

1. Pledge / Call to Order / Roll Call

Minutes:

Supervisor Maynard opened the meeting at 6:00 PM with the Pledge of Allegiance the Clerk took roll call- Michael Austin late 6:31 PM.

2. Prior Minutes

Minutes:

A motion to adopt the Draft Minutes from April 13, 2026 and April 27, 2026 was made by Glenn Vogel and seconded by Kyle Peterson and was adopted by vote. 4-1 Austin Absent

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

a. Prior Minutes 04-13-2026 and 04-27-2026

3. Reports

a. Water Report

b. Bookkeeper Report

Minutes:

Reports from the Town Clerk and the Court Clerk were submitted for the month of April 2026. The signed Supervisor report for the month of April 2026 was submitted to the Town Clerk.

General Revenues \$34,187.04 Casella 1st Qtr Host Fees \$ 4,614.39 Real Property Penalties Collected

Highway Revenues \$50,000.00 Manning Ridge Road \$294,815.90 1st Qtr Sales Tax

HIGHWAY BARN EXPENSES As of 4-30-2026 \$1,000,000.00

-\$97,850.00 ACP CONCRETE APP #1 1/12/26 -\$228,676.70 Clear Span

Building 2/9/26 -\$11,305.00 Frey & Campbell 2/9/26 -\$153.29 MC Tractor

Supply signage 2/9/26 -\$14,200.00 AJH design 2/9/26 -\$9,850.00 AJH design

3/6/26 -\$119,320.00 ACP CONCRETE APP #2 -\$13,062.50 OVERHEAD DOOR

25% \$505,582.51 Remaining Balance

New finance quote from Community Bank \$300,000 - \$500,000 Statutory

Installment Bond rate 4.99%. CD is coming up for renewal May 19th. Need a

decision on what you want me to do. Water project: HUNT has submitted their

final invoice, I am working with Tim to have it reduced for the error in filing,

reviewing and follow-up of DEC paperwork that was their error and delayed the

project for over a year. I am pushing for a \$25,000 reduction of the bill. If so, we

will have come in under budget for the 14 year project of close to \$40,000. Any credits will be applied to the future bond payments for water district 4. Once these figures are exact, Jacqui can divide out the final numbers by the EDU's and update the districts bond billings.

Community Bank CD has \$516,977.72 plus interest. Wendy would like to roll it over there is no information on interest rates until June 2026. A motion to allow Wendy to roll over the CD for \$516,977.72 plus accrued interest into a new 6 month CD was made by Kyle Peterson and seconded by Les Smith and was adopted by Roll Call vote Smith, Vogel, Peterson and Maynard -Aye Austin Absent

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

c. Zoning Officer Report

Minutes:

1. There were (4) Zoning permits during this period. (4) ytd.
 - ZP-01 4381 Tannery Road Pool
 - ZP-02 4409 Colonial Circle (set home on oversize Lots #21 & #22 per the April 8, 1996 the Campbell Town Board approval of the Merlyn Cavallaro Site Plan #96- 04 for the planned extension to Colonial Coach on Route 415).
 - ZP-03 4409 Tannery Road partial roof structural modification and new roof.
 - ZP-04 4260 Hough Road garage demolition and replacement.
 - One Potential Community Based Solar Farm located at 4889 CR 125.
2. Wrote Zoning Compliance Letters
3. No Zoning Compliance Letters were Requested This Month.
4. Drafted letters for April Planning Board and Zoning Board of Appeals mtgs. Prepared April Planning Board Meeting review package.
 - FP#3 / SP#4 4219 Meads Creek Rd - Modified previously approved application. There was no April Zoning Board of Appeals Meeting.
5. Subdivision Work - There were no April Subdivision applications. -
6. Zoning Follow Up Work / Complaints
7. No on-site follow up work this month.
 - 4472 Stoney Ridge Road Fence Complaint Received.
8. Site Plan Applications for Planning Board
 - No new Site Plan Applications Received.
9. Flood Plain Development Permits
10. • No new Flood Plain Development Permit Applications Received.
11. Zoning Law Update
12. Hard copies of the zoning law have been distributed to committee

members

13. Met with ORES

- 14.** New York State ORES has a model template for solar laws from towns in New York State, that establishes a “typical” (middle of the road) standard, that is used in the review of utility based solar projects. I have obtained this, have reviewed this, and will have members of the update committee review.

d. Dog Control

Minutes:

Campbell Dog warden and shelter report April 2026 Reportings as of April 31st —DCO reportings and notes April 9th Report of corgi running at large by 5016 Meads creek Rd Picked up dog April 29th Hope Hatch called 6073297310 Wanted to report neighbor’s dog in yard, but didn’t know what neighbor it belonged to..we told her to take photos, proof Shelter report for April 4/9/26 corgi running at large Picked up 5016 Meads Creek Rd 2:00 pm, name and number on tag Dog redeemed eventually by owner Kenneled from 4/9 to 4/15 Bethany Rufflan 4812 Meads Creek Rd \$50 redemption fee to town License # 0001767 The Department of Ag and Markets has completed their inspection of the kennel and it passed.

e. Assessors Report

Minutes:

The following report will bring you up-to-date on the activities of the Assessor’s Office. I have been busy working on preparing the Tentative Roll as well as continuing to process monthly transfers, escrows, doing field review to verify recent sales & other misc. administrative duties. The cut-off date for processing of the Tentative Roll was April 19th all has been processed. The Tentative Roll was filed with the Town Clerk and a legal notice was published in The Shopper stating that the Tentative Roll has been filed and a notice posted at the town hall. Change of Assessment Notices were mailed out on May 9th. I will be in attendance with the Tentative Roll the following days: May 19th from 4 – 8pm, May 5th & 12th from 9 – 1pm and May 9th from 10am – 2pm by appointment. Grievance is scheduled on May 26th from 4pm – 8pm at the town hall. Attached is an Assessment Calendar from Tentative Assessment Roll filing date May 1st to Final Assessment Roll filing date July 1st for your review. April 29th I attended our monthly assessor’s association meeting. Once again if there are any questions or comments, please feel free to contact me.

f. Supervisor Report

Minutes:

Web Addison would like to come to the next regular Town Board Meeting June 8, 2026 to present their plan for the 100.5 MW Solar farm on Eddie Clarks land.

g. Town Clerk Report

h. HWY Report

Minutes:

Tony Harris would like to get permission to trade the 2021 truck in on the new dump truck. He believes that he will get between \$35,000 and \$38,000 for the trade in value and the new dump truck would cost approximately \$67,000. He would like to use the equipment reserve funds to pay the balance. A motion by Glenn Vogel seconded by Les Smith was adopted by Roll Call vote. 5 Aye 0 Nay.

A motion to withdraw the funds from the equipment reserve for the purchase of the 2026 single axel dump truck and have Norm Maynard close the account was made by Glenn Vogel and seconded by Kyle Peterson, and was adopted by Roll call vote 5 Aye 0 Nay

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. Old Business**a. Highway Building Update****Minutes:**

A motion to change walls and doors in the shop in the Elmira Structures bid for a reduction of \$12,800, and to have Frye and Campbell make changes to the plumbing for a reduction of \$7,735 in the bid was made by Les Smith and Seconded by Michael Austin was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

b. 2016 Truck Update**Minutes:**

The Town of Romulus has agreed to pay \$39,000 for the 2016 truck that had been on Auctions international.

5. New Business**6. Public Comment****7. Voucher Audit****Minutes:**

A-General 147-156 158-170 &172-177 \$58,744.67 DA- Highway 54-66 \$ 15,600.17 H1- Capital Projects Barn 157 & 161 \$1,019.36 H3- Capital Projects water 3 & 4 \$ 13,180.80 SL- Street Lighting 171 \$ 1,041.98 SW1- Water District 1 30-32 \$ 1,508.62 SW2- Water District 2 10-13 \$ 584.04 SW-3 Water District 3 11-12 \$ 312.20 SW-4 30-33 \$ 1,262.44 TA- Trust and Agency 17-19 \$ 765.37 TOTAL \$ 93,920.91

8. Adjournment**Minutes:**

A motion to adjourn the meeting at 7:25 was made by Les Smith and seconded by Michael Austin was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

