

Town of Campbell, NY

Town Board Meeting

Minutes

Monday, June 8, 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- All present

2. Prior Minutes

Minutes:

A motion to adopt the Draft Minutes from 05/11/2026 and 05/20/2026 with adjustment to 05/11/2026 minutes to reflect 105 MW for Addison Web Solar Project was made by Michael Austin and seconded by Kyle Peterson and was adopted by vote.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

3. WEB Addison Solar

Minutes:

The representative from Web Addison Solar spoke about the 105 MW solar project and the timeline for completion. She gave information on the website and how to find out more about the project. The estimated start date for the project is 2030.

4. Reports

a. Water Report

Minutes:

There have been a few issues with the GPS mapping of water 1. Thomas Austin expects the issues to be resolved and is looking at September for a start date for the project.

b. Bookkeeper Report

Minutes:

Reports from the Town Clerk and the Court Clerk were submitted for the month of May 2026. The signed Supervisor report for the month of May 2026 was submitted to the Town Clerk. General Revenues Highway Revenues \$39,000.00 Town of Romulus – Sale of 2016 International HIGHWAY BARN EXPENSES As of 5-31-2026 \$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 4/13 -\$13,062.50 OVERHEAD

DOOR 25% 4/13 -\$561.36 SKID STEER RENTAL 5/11 -\$560.00 ADS IN SHOPPER 5/11 -\$125,018.30 CHRISANTHA 1ST PAY APP 6/8 -\$5,100.00 A&J DESIGN 6/8 \$374,342.85 REMAINING BALANCE CD renewed on May 19th 7 month CD at 3.1015% Balance \$518,442.49 Water project: All invoices have been paid as of the June Vouchers. \$11,452.19 under budget after 12 years of this project. This money will be applied to the 2027 Long-term Bond payment in Water District 4. Hopefully we can now close this project. HUNT's invoice: I talked to Tim Steed and we went over the past years invoicing and found there were many pieces of the project that HUNT did not bill us. I also found that Tim has personally been requested in the past year to "fix" a lot of things and he has not billed the town for any of this. He did not go into much detail because he as well as Municipal Solutions and the town want this project to be over. I did tell him if he is asked to do anything else, he needs to bill the corresponding water district. Tim has also offered, to Norm, Web Solar work free of charge to Campbell as he is also doing the work for Erwin. Norm Maynard clarified that the offer from Hunt Engineering was for them to sign up for extra money from the Solar project. The Town Board has decided that there is no need to hire an engineering company for this project.

c. Zoning Officer Report

Minutes:

There were (9) Zoning permits during this period. (13) ytd. Which included Zoning Compliance Letters - ZP-05 8496 Main street Roof Replacement in Kind - ZP-06 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-07 4409 Tannery Road partial roof structural modification and new roof. - ZP-08 9883 Gulf Road Demo Permit & New home / or mobile home. - ZP-09 9997 Gulf Road Pole Barn - ZP-10 4720 Clawson Drive Storage Shed - ZP-11 8427 SR 415 Roof Top Solar - ZP-12 8502 SR 415 New Home, Driveway, Septic and Well - ZP-13 8581 Main Street Roof Structural Modification and New Roof. - One Potential Community Based Solar Farm located at 4889 CR 125. No recent updates on this. Drafted letters for April Planning Board and Zoning Board of Appeals mtgs. There was no May Planning Board Meeting. - FP#3 / SP#4 4219 Meads Creek Rd - Modified previously approved application. There was no May Zoning Board of Appeals Meeting. Subdivision Work - There was one May Subdivision application SD 5-2026.

5270 CR 17 (McNutt Run). A 5.005 acre lot will be formed from the current 75.082 acre parcel. The purpose of this subdivision is to create a lot to construct a single family home. Zoning Follow Up Work / Complaints - See memo on zoning for temporary signs in the Town of Campbell, NY. Site Plan Applications for Planning Board No new Site Plan Applications Received. Flood Plain Development Permits - No new Flood Plain Development Permit Applications Received. Zoning Law Update - Hard copies of the zoning law have been distributed to committee members - A "model template for solar laws" that establishes a "typical" (middle of the road) standard, has been

reviewed. I am drafting suggestions for our zoning law update, which will be forwarded to the update committee for review. Miscellaneous - I updated the data in the Zoning portion of the Building Permit application with Steuben County.

d. Dog Control

Minutes:

May 5th Campbell Circle 2 dogs running, great Dane and coon mix, got there and owner had picked up already May 18th 6:00 pm Call about dog running by highway by Campbell exit, received border collie, collared, no chip May 24th Women called anonymously about a dog needing to be surrendered, told her to call SPCA or another rescue Paramedic driver called about a dog needing a home because of o being took to hospital, told him to call SPCA Women called about a dangerous dog that was his son's girlfriend, refused to do a dangerous dog report 2 Shelter report for May 5/18/26 6:00 pm black/white border collie running at large by Campbell exit on I86. Picked up, placed on FB. Owner came next day, \$50 redemption fee to town. License # 1753

e. Assessors Report

Minutes:

This month I have been processing monthly transfers, escrows, & other misc. administrative duties.

On 05/12/2026 NYS Office of Real Property Tax Service issued an 74% Equalization Rate for 2026. Grievance Day was on May 26th from 4pm – 8pm. Three Board of Assessment Review members were present. We had 2 property owners contest their assessment and 2 stipulations. I am currently working on preparing the file for the final roll which will be filed on or about July 1st.

f. Supervisor Report

Minutes:

The Rugby team is aware that the field is first come first serve, and that they need to make sure all garbage is picked up and removed from the field.

g. Town Clerk Report

Minutes:

The Town Clerk reported that there were 150 animals vaccinated at the rabies clinic. She thanked Norm Maynard, Tony Harris, and Ed Tietje for their assistance with the clinic. She also discussed using the new shop for the 2027 clinic due to some re-occurring issues at the Legion Field.

h. HWY Report

Minutes:

The CHIPS budget has finally been approved for 2026. The new truck is working out well. Highway crew is doing general repairs.

A motion to loan the Highway up to \$250,000 from the General side for general repairs as needed to be paid back when CHIPS funding is received was made by Michael Austin and seconded by Les Smith was adopted by roll call vote 4-0

Vogel Absent

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

5. Old Business

a. Mechanical for new HWY Shop

Minutes:

A motion to approve the bid from Frye and Campbell for \$110,500 for mechanical- heaters for the new highway shop was made by Kyle Peterson and seconded by Michael Austin was adopted by Roll call vote 4-0 Vogel Absent

- look at at minutes for 06/22/2026

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

b. Septic system for HWY Shop

Minutes:

A motion to have Norm Maynard contact Rouge engineering to design the new septic system for the new Highway Shop for \$2,500 was made by Michael Austin and seconded by Less Smith and was adopted by Roll call vote 4-0 Vogel Absent

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

6. New Business

a. Empire Internet

Minutes:

Empire Internet is less expensive and much faster than Spectrum. Norm will be changing the service over from Spectrum to Empire with in the coming months.

b. '93 Dump Truck

Minutes:

A motion to place the '93 4 door dump truck for sale with a sealed bid, as is where is, in the Shopper for 2 weeks with the bid opening to be July 13, 2026 at 6:00 pm during the regular meeting was made by Kyle Peterson and seconded by Michal Austin was adopted by vote. Vogel Absent

7. Public Comment

8. Voucher Audit

Minutes:

A-General 180-207-209-211 &213-214 \$33506.25 DA- Highway 67-84 \$ 43,889.38 H1- Capital Projects Barn 178-179 & 208 \$130,745.74 H3- Capital Projects water 5-6 \$ 92,636.66 SL- Street Lighting 212 \$ 922.88 SW1- Water District 1 33-36 \$ 1,306.10 SW2- Water District 2 14-15 \$ 65.43 SW-3 Water District 3 13-14 \$ 297.73 SW-4 34-37 \$ 782.34 TA- Trust and Agency 20-22 \$ 765.37 TOTAL \$ 304,917.88

9. Adjournment

Minutes:

On motion by Kyle Peterson seconded by Michael Austin the meeting was adjourned at 7:55 PM

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0