

Town of Campbell, NY

ZBA Meeting

Minutes

Tuesday, September 16, 2025 at 6:00 pm

Guests

1. Pledge/Call to Order/Roll Call

Minutes:

Chairman Morse opened the meeting at 6:00 PM with the Pledge of Allegiance. The Clerk took roll call. All present.

2. Prior Minutes

July 08, 2025

Minutes:

A motion to approve the minutes from the meeting on July 8, 2025 was made by Dave Smith and seconded by Anthony Creaton and adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

3. New Business

a. Delaware River Solar area variance

Minutes:

Chairman Morse opened the Public Hearing at 6:02 PM. Mollie Messenger discussed the proposed subdivision of the Meads Creek Solar project. The subdivision would allow the solar field to be a stand alone property, the home and remaining land would be sold. The issue is that the proposed subdivision makes the side and rear yard setbacks non-conforming. The owner of the property does not want to remove the barns to solve the setback issues because both buildings are in good shape and add value to the property. The board discussed changing one of the back lines and decided to table the discussion until the discussed changes can be mapped on a new plat. A motion to table the decision until a new survey with the suggested changes can be presented, was made by Dave Smith and seconded by Steve Peck was adopted by vote.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. Old Business

5. Other Business Before the Board

6. Announcements

Minutes:

A motion to adjourn the meeting at 6:39 PM was made by Dave Smith and seconded by Theron Seeley was adopted by vote

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

Contact: Michelle Seeley (Townclerk@campbellny.com 6075278244) | Minutes published on 09/16/2025, adopted on 10/15/2025