

Planning Board Minutes
June 7, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, June 7, 2012, 7:30 PM at the Town Hall.

Members present: Charlotte Banzhaf, Earl Horton, Jerry Moppert, Eric Pearson, Stuart Ziehm

Absent: Dan Thomas

Others present: Secretary Sally Eddy, Supervisor Watkins, Judy Leon, Colleen Sacala

Chairman Pearson called the meeting to order and presided.

Minutes

Earl Horton motioned, seconded by Eric Pearson, to approve the minutes of May 3, 2012 meeting as mailed by the secretary with no additions or correction.

Vote: 5 – Ayes 0 – Noes

Communications

Sally Eddy, Jerry Moppert and Eric Pearson attended a training session for planning board members at the County on May 23. The meeting focused on the SEQR process. Mr. Pearson and Mr. Moppert each gave a brief report.

Secretary Eddy stated she received a notice about another upcoming class at the County for planning board members sponsored by Washington County Local Development Corporation and NYS Department of State. The class will be held July 11, 2012 and will be divided into two sections: Subdivision Review from 5:00 – 7:00 PM and Site Plan Review from 7:30 – 8:30 PM. Each member was handed a registration form. The fee is \$20 per person.

Sally Eddy reported she researched an inquiry made by Attorney Leah Everhart concerning a subdivision that supposedly took place between 1987 and 1991. It was a land locked parcel with a deeded right-of-way and there is an ongoing dispute between the current owner of the parcel and the grantor of the right-of-way. Ms. Everhart though maybe the planning board's records might have more information concerning the right-of-way. After reviewing all the records, Mrs. Eddy stated the subdivision never came before the planning board for approval. There are no documents on file.

Planning Board Vacancy – Supervisor Watkins stated four people have applied for the position. They will be interviewed at the Town Board meeting on June 11, 2012.

Public Hearing

At 7:50 PM Chairman Pearson opened the public hearing regarding the John Weaver minor subdivision. Colleen Sacala, Mr. Weaver's duly authorized representative, presented the subdivision on his behalf. Mr. Weaver owns a total of 180.97 acres at 744 State Route 372. The highway divides the property. Mr. Weaver is proposing to subdivide all land on the south side of the highway into two lots, one consisting of 73.44 acres and the other 43.8 acres. The land is currently vacant. All land north side of the highway will be retained by Mr. Weaver. The final survey map was displayed for viewing. There were no public comments. Hearing closed at 7:58 PM.

Resolution by Charlotte Banzhaf
Seconded by Earl Horton

Whereas, the Town of Cambridge Planning Board has carefully reviewed and considered the two lot minor subdivision application for the John Weaver property submitted by Colleen Sacala, his duly authorized representative, and

Whereas, the Town of Cambridge Planning Board has familiarized themselves with the property in question identified by tax map #246.-1-8, and

Whereas, all criteria under the Town of Cambridge Subdivision Rules & Regulations has been satisfied, and

Whereas, the Planning Board is of the opinion that no significant adverse environmental impact will be result from this action.

Now, Therefore Be It Resolved, that the two parcel minor subdivision application for the John Weaver Property be and is hereby approved by the Planning Board of the Town of Cambridge this 7th day of June 2012.

Vote: 5 – Ayes 0 – Noes

Unfinished Business

Jerry Moppert stated he is in the process of documenting the new construction projects and real property sales within the town for the last ten years to determine if any trends are developing. He stated he still need to gather more information in order to complete the analysis.

No New Business

Other Business Before the Board

Supervisor Watkins and planning board members had an exchange of ideas about what policies would be most effective in protecting the town from unwanted development while at the same time giving consideration as to what the people of the town will accept, i.e. individual town laws vs, zoning ordinance. Mr. Watkins stated the Town Board is investigating agri-planning and looking at how to regulate dumps.

There being no further business before the board, the meeting was moved and carried to adjournment at 8:40 PM.

Respectfully submitted,

Sally Eddy, Secretary

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