

Planning Board Minutes  
November 7, 2013

The Town of Cambridge Planning board held its regular monthly meeting, Thursday, November 7, 2103, 7:30 PM, at the Town Hall.

Members present: Eric Pearson, Dan Thomas, Stuart Ziehm, Bob Hamilton, Earl Horton, Secretary Sally Eddy

Absent: Judy Leon, Jerry Moppert

Others present: Mary Jane Guidon, Peter Bell, Michael Murray, George Murray

Chairman Pearson called the meeting to order and presided.

### Minutes

Earl Horton motioned, seconded by Bob Hamilton, to approve the minutes of the October 3, 2013 meeting as mailed by the secretary with no additions or corrections.

Vote: 5 – Ayes 0 – Noes

### Communications

1. Washington County and the NYS Department of State will hold a training class on Thursday, November 21, at the county building featuring the basics of SEQR with review of the new Environmental Assessment Forms that went into effect in October. There is no fee to attend the class and each attendee will receive two hours of in-service credit. Several members showed interest in going.
2. On Wednesday, December 4, there will be a training class for Planning Boards and Zoning Board of Appeals at the Fort Edward Fire House presented by the Fuller & Meyer Law Firm, Lake George, NY. Topics will include recreation and other improvement fees, general planning and zoning issues, caselaw updates and other useful information. The cost is \$20 per person and will give each attendee four hours of in-service training credits. Participation of members is undecided as of this meeting.
3. Secretary Sally Eddy stated she received a call from Peter Matcovich asking questions about the subdivision process. He is concerned about a 40 acre piece of property containing a pond that lies across the road from his property on Wright Road.
4. Secretary read aloud a letter received from the Town Board informing the Planning Board that at the October 14, 2013 Town Board meeting a resolution was passed requiring that all new construction must have a 70 ft. setback from the center of the road and 50 ft. setback from all other boundaries.
5. Chairman Pearson stated that member Jerry Moppert is experiencing health issues which may effect his position on the planning board.

### No Unfinished Business

### New Business

Dan Smith, representing Mary Ann Richard, presented a sketch plan to combine a .043 acre lot with an adjacent 17.23 acre parcel of land identified by #270.-1-38.6. Both pieces of property lay south of Meeting House Road and are bordered on the north by that road. The smaller lot is part of parcel 270.-1-38.1 and

Meeting House Road separates it from the bulk of that parcel. Mary Ann Richard owns both pieces of of land involved.

The 17.23 acre lot is referred to as Lot #6 on a previous survey map of Ms. Richard's properties. Mr. Smith was using that map as a reference.

After much discussion and with aid of surveyor Peter Bell, the planning board determined that since no new lots were being created the action was exempt from subdivision proceedings. The process of combining the two lots into one could be done by having an attorney draw up a new deed redefining Lot#6 to include the .043 acre parcel blending it into one deed. After that process has been completed, the Assessor needs to be notified of the change.

Chairman Pearson asked Mr. Smith to return to the board in December to see if he was able to get it accomplished.

Mary Jane Guidon, representing her father Edward Guidon, presented a sketch plan to subdivide an approximately 20 acre lot from Mr. Guidon's 99.59 acre parcel located on County Route 60, identified by tax map # 262.-1-18.1. The proposed subdivision will be conveyed to Mr. Guidon's son to enlarge an adjacent 4.3 acre lot he already owns, identified by tax map # 262.-1-19.

The sketch plan met planning board approval by unanimous vote and Ms. Guidon was directed to proceed with the survey.

Michael Murray and his father George Murray submitted a subdivision sketch plan of George Murray's property. George Murray owns a total of 128 acres along English Rd and County Rt 59, identified by tax map #262.-2-12. This subdivision is only concerned with English Road. The sketch plan is proposing a 30 acre subdivision east of English Road and a 37 acre subdivision west of English Road. The subdivision west of the road encompasses all the land on that side of the road while the subdivision to the east does not. There is a remaining 4.7 acre lot with 154 ft. of frontage.

After a brief discussion, Stuart Ziehm motioned, seconded by Dan Thomas, to approve the sketch plan as presented for the 30 acre subdivision east of English Road. Vote resulted in 5 ayes and 0 noes.

Stuart Ziehm motioned, seconded by Earl Horton, to approve the sketch plan as presented for a 37 acre subdivision west of English Road.

The vote resulted in 5 ayes and 0 noes.

Mr. Murray was advised to proceed with the survey.

There being no further business before the board, the meeting was moved and carried to adjournment by a motion by Stuart Ziehm, seconded by Bob Hamilton, and carried, at 8:25 PM.

Respectfully submitted,

Sally Eddy, Secretary

<http://www.townofcambridgeny.org>

