

Planning Board Meeting
November 3, 2016

The Town of Cambridge, Planning Board held its regular meeting, Thursday November 3, 2016, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Judy Leon, Stuart Ziehm, Leon Barkley, Heather Greenawalt secretary

Absent: Bob Hamilton

Others present: Tom Mclenithan, Glenwood Rowse, Daniel Thomas

Judy Leon motioned, Seconded by Leon Barkley to approve the minutes of the October 6, 2016 meeting as mailed.

Vote: Ayes -4 Noes - 0

Communications

The secretary handed out informational pamphlets/survey for planning and zoning training courses from the Washington County Planning Department. The survey was filled out by each planning board member so that the secretary can email back to Layne Darfler at the County Planning Department.

Unfinished Business

McLenithan Public Hearing

The Planning Board chair Eric Pearson opened the Public Hearing at 7:35 PM for Tom Mclenithan's subdivision. Tom McLenithan presented his final survey map to the Planning Board for the minor subdivision at 1059 County Rt. 59 tax map #262.-1-14. The proposed minor subdivision creates 3 lots, the parcel 1 being the original lot with the house containing the existing 50 ft. wide right of way which has been extinguished and is now 2.03 acre lot. Parcel 2 has 5.99 acres with the right of way coming off of County Rt. 59 and picking up the original right of way at the northeast end of the boundary line of parcel 1 & 2. Parcel 3 will contain 4.73 acres which is where the new shop resides. The Planning Board found no problems with the minor subdivision, the map showed the same lines and acreage as last month.

Resolution by Stuart Ziehm

Seconded by Judy Leon

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the minor subdivision application of Tom McLenithan , and

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, 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 result from the action,

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NOW, THEREFORE, BE IT RESOLVED, that the Tom McLenithan's 3 lot minor subdivision (lot 1 being 2.03 acres, lot 2 being 5.99 acres, lot 3 being 4.73 acres) will be and is hereby approved by the Town of Cambridge Planning Board.

Vote: Ayes – 4 Noes – 0

Rowse – Manley Subdivision

Glenwood Rowse presented his final survey map to the Planning Board for the minor subdivision at 987 County Rt. 60 (tax map #246.-1-28). He proposed a subdivision of 19.16 acres off of his 192 acre parcel located at 987 County Rt. 60. The subdivision would occur on the eastside of County Rt. 60 towards the south end of the parcel. The final survey map was presented and had no major changes, only corrected typos. The Planning Board reviewed the map, the wetland and the 100ft buffer, where the driveway would go and how the landowner would work that out with DEC. The Planning Board found everything to look good with a large lot and clean lines

Resolution by Judy Leon,
Seconded by Leon Barkley,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the minor subdivision application of the Rowse-Manley,

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, 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 result from the action,

NOW, THEREFORE, BE IT RESOLVED, that the Rowse-Manley 19.16 acre minor subdivision be and is hereby approved by the Town of Cambridge Planning Board.

Vote: Ayes – 4 Noes – 0

Old Business

Gretchen Wilmot was not present at this meeting she will present Preliminary survey map at the December 12, 2016 meeting.

New Business

Daniel Thomas presented a Preliminary survey of the minor subdivision of the former Buchanan Estate located at 887 County Rt. 59 (tax map #271.-2-25), which Mr. Thomas recently purchased. The property was just recently surveyed in August of 2016, so Mr. Thomas was able to acquire this survey. He presented to the Planning Board that he would like to split the house on the north side of county rt. 59 (9.58 acres), from the land and barns on the south side of county rt. 59(22.05 acres). The Planning Board found these lots to be very clean lines and big lots; they granted Preliminary approval and the public hearing will be held December 12, 2016.

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Leon Barkley motioned, Seconded by Judy Leon to grant Daniel Thomas Preliminary approval of minor subdivision located at 887 County Rt. 59 (tax map #271.-2-25). Public hearing will be held on December 12, 2015.

Vote: Ayes – 4 Noes – 0

The Planning Board reviewed the Environmental Survey for the Daniel Thomas property and no significant adverse environmental impact was found for 887 County Rt. 59, tax map #271.-2-25.

There being no further business before the board, the meeting was moved and carried for adjournment at 8:07 PM.

Respectfully submitted,

Heather Greenawalt
Secretary