

Planning Board Meeting
March 7, 2024

The Regular meeting of the Cambridge Planning Board was duly called, Thursday, March 7, 2024 at 7:00 PM at the Cambridge Town Hall.

Present: Scott Clark Planning Board Chair, Dorothy Yurschak, Valerie Morigerato, Jonathan Shambo, Gerald Skiff, Heather Greenawalt Secretary

Scott Clark the Planning board Chair called the meeting to order at 7:00 PM.

Approving of the Minutes

Dorothy Yurschak motioned, seconded by Valerie Morigerato to approve the minutes of the February 1, 2024 meeting with one correction Gerald Skiff was at the meeting. He was left off the minutes.

Vote: Ayes – 5 Noes – 0

- Discussed the training session that will be held at the County Municipal Offices on Monday, March 18, 2024 5:30 PM – 8:45 PM. These training Sessions will be Roles of Local Boards in New York Towns and Villages and Mock Dramazation of Site Plan & Special Use Permits Scenarios. Which would be a total of 3 hours credit and 4 hours is needed for the year.
- Norm Scribner was not at the meeting so had no subdivision business at the meeting.
- Dorothy Yurschak discussed with the Planning Board if it was a possibility to change the day of the meeting, she had an opportunity to do something on the first Thursday of the month. All the Planning Board was ok with changing the day of the meeting. They decided on the first Wednesday of the month at 7:00 PM. So, for April the meeting will be on the Second Wednesday of the month April 10th, only because this is Spring break for the kids and there were a few members that could not attend. In the month of May the meeting will be the first Wednesday, May 1, 2024 at 7:00 PM.
- Planning Board reviewed some of the things that should be discussed with the Town Board at the meeting. 4 Major issues were thought that needed to be touched on.
 - Authority of the Planning Board
 - Planning Board does not issue any permits now.
 - Third party engineer needed
 - Legality of Bond – how does the Town fit in/Town would be the one required to hold the bond?
- Next Planning Board meeting will be on Wednesday, April 10, 2024 at 7:00 PM.

Planning Board and Town Board Joint meeting started at 7:30 PM

Town Board Members present: Supervisor Catherine Fedler, Councilman Larry Carrino, Councilman Bruce Bailey, Councilman Robert McIntosh

The Planning Board and Town Board discussed the Solar Law and the things that should be the highest concerns to touch on when creating this Local Law. Scott Clark the Planning Board Chair thanked the Town Board for coming to the Planning Board meeting to talk over the Solar Law. Everyone went around and introduced themselves. With the amount of development in the neighboring Towns need to decide how to proceed. Everyone agrees that something is needed, but what?

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The points of concerns were:

- The Authority that the Planning Board has in the Town – as of right now the Planning Board has none when it comes to Solar. There is no Solar Law/no Zoning or Comprehensive Plan. No teeth here in the Town of Cambridge.
- The Town does not do permitting. There will be a need for a Third-party Engineer, for architectural review. Then after this who approves and moves the project forward. Scott Clark said not sure that Planning Board would want that responsibility, then there is the question of who gives the Planning Board the authority. Is this in the by-laws? Councilman McIntosh said that per Resolution, Statement, etc., the Town does not have to have a full-blown Comprehensive Plan. It was mentioned that must have Local Law and a Public Hearing to adopt any Local Law. It was also mentioned when it comes to Solar there must be 3 phase electric currently there is an issue of getting this installed. Scott Clark did mention that the Back log on the transformers is 52 weeks now.
- Bond needed for the Decommissioning Project – all agreed that needed to have this in place. Who will hold this bond was also a concern. If the Bond is assigned to the Town, then how can this Bond be activated?
- Some of the other things that were touched on was that could NYSERDA come and address the Decommissioning, Triggers that pull the bond and how would this work with private property? Is it is at the point of abandonment that the Town steps in?
- Possibly Town of Cambridge could learn from neighboring Towns Hoosick and Jackson?
- How do you balance out impacts on neighbors?
- Could the Association of Towns be contacted to ask questions about decommissioning and what they have possibly seen in other Towns when working with Solar Laws/Projects?
- It was suggested that a list be compiled together to send to NYSERDA. This would be in written format of concerns that need to be addressed in the Solar Law. This would include the 4 main concerns and any other things added.
- Supervisor Fedler questioned if Batteries should be a concern? Scott Clark said that no they were not a big deal. Do engineers consult fire depts. Is the County Fire Coordinator contacted about problem of access to the site?
- Question also about who maintains the property at the Solar site, replacing of dead trees, landscape company?

It was decided that anyone that would like would submit the questions for NYSERDA to Supervisor Fedler and she would send them on.

There being no further business before the Planning Board the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge