

Town Board Meeting
June 13, 2016

The regular meeting of the Town of Cambridge duly called and held the 13th day of June at the Town Hall, the following were present:

Supervisor Catherine Fedler
Councilman Douglas Ford
Councilwoman Susan Herrington
Councilwoman Gretchen Wilmot
Councilman Robin McMurray

Others present: Heather Greenawalt Town Clerk, Jim Buckley Highway Superintendent, Laura Chadwick Director of Real Property, Rachael Holbrook Town Assessor, Jim Morris (from the Eagle)

Supervisor Fedler called the meeting to order at 7:30 PM and immediately led in the Pledge Allegiance to the Flag.

Solar Energy Systems

Laura Chadwick Director from Washington County Real Property Office was present at the meeting to discuss Solar Energy Systems. Packets were handed to Board Members, the public and she explained some of the information in the packets. The packet included solar exemptions, opting out, opting in, things that you can and can't do, pilots, what other towns and schools are doing. She mentioned to the board members that they may want to familiarize themselves with the County sites of Image mate and the GIS. She explained what these sites are, that the town assessors submit the information to the county and they put property information on these sites. This is all available to the public. The first item in the packet is a document that was received from Tax and Finance. Mrs. Chadwick mentioned that she has shared this information with town supervisors at a committee meeting and local assessors. It talks about solar and the solar exemption. There is a 15 year exemption for solar: panels are on houses, the solar farms and gardens are on vacant land of 20 acres or more. Towns can opt in or opt out of the exemption, right now the Town of Cambridge has opted in on the solar exemption. This exemption is at the discretion of the Town, a local law must be passed to determine to opt out of the solar exemption program. Any improvements that would be made to the land such as fencing added, it may make the property more valuable. However, it is the solar panels themselves that are exempt. The Ag exemption would be lost from this property, so for example 20 acres with Ag exemption, exemption would be lost and still taxed on the 50,000 value. The only exemption portion would be the value of solar. If the Town decides to opt out of the solar exemption and you do not have the local law in effect yet to opt out that person will be grandfathered into exemption.

Major concern is what happens when the lease is up and 20 years down the road the panels are obsolete, who discards of, takes away and disassembles them. Make sure whoever is considering these solar panels/ solar farms or even panels on the house read the lease carefully and have an Attorney review the contract. This is a growing industry and Laura Chadwick just wants to put the information out there for everyone.

Assessor Report

Had grievance day on June 7, 2016: 8 Applications, 5 no change, 3 change, 2 corrections and 4 stipulations made with the assessor (didn't go to the grievance board). New Legislation with the Star

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Program, the information is out there and they can register online. There are palm cards that will be available to the public, right now there is an informational sheet available from the assessor or the town clerk of who to contact. Any new home sales/STAR Exemptions as of March 2, 2015 now has to apply through the state for their exemption. What will happen is the resident will pay the full school bill and get a check in the mail. Laura Chadwick mentioned that are offering assistance at the county for residents to register online for new Star. July 13th the Assessor's Office will be closed due to training, this year will be paid by scholarship for the summer training. The final roll will be available July 1st. The Assessor mentioned that she would like the Town Board to consider changing grievance day from Tuesday to Wednesday. It was suggested that this be done soon so that it would be in place for next year. She also mentioned that she is still looking at values and the sales in the Town that are going nowhere.

Highway Superintendent Report

Highway Superintendent Jim Buckley Jr. reported that they continued grading roads and mowing the road sides. They have put down calcium on dirt roads, cleaned ditches along Reynolds and Petteys road. The cemeteries have been mowed, trimmed and the guard rails have been trimmed around. The highwaymen have attended MSHA refresher class and the Highway Superintendent has attended Highway School in Ithaca. They have finished paving on Gannon road and Stump Church road. The Highway Superintendent is hoping the paving is done and he can get some chip sealing done. Highwaymen will be attending Safety days at Lake Lauderdale one day during June. FEMA meeting on Wednesday the 15th a program must be in place to receive FEMA money and must register to be accepted. Councilwoman Wilmot thanked Highway Superintendent Jim Buckley Jr. for a job well done, the roadsides are looking great.

Auditing of the Bills

General	#89 – 107	\$1,185.11
Highway	#50 – 63	\$8,945.92

Supervisor's Report

Resolution#29

Councilman Ford motioned, Seconded by Councilwoman Wilmot to approve the Supervisor's report for May 2016.

Vote: Ayes – 5 Noes – 0

Approving of the minutes

Resolution#30

Councilwoman Wilmot motioned, Seconded by Councilman Ford to approve the minutes of the May 9, 2016 meeting as mailed.

Vote: Ayes – 5 Noes – 0

Supervisor Report

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Supervisor Fedler reported that she has been invited to attend the meetings of the UP Church, Community group that is trying to bring services into the area. When the supervisor was at the Adirondack and Glens Falls Transportation meeting they mentioned grant available through the state program. She has passed this info on to the UP Church in hopes that they could apply at a later date. The Supervisor also mentioned to the UP Church that had one member, Councilwoman Herrington that would be interested in attending the meeting if notified in timely manner.

The parade went well, the supervisor thanked Councilwoman Herrington for her hard work and Councilman Ford for the use of his wagon. Finance Committee had joint meeting with Warren and Washington County ACC for the budget. The budget is basically flat this year they have a lot more grant money this year than in the past. It was mentioned that they are working hard to get up to date on training and skills.

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Councilwoman Herrington reported that the parade went well. The picnic will be on July 15th at Lake Lauderdale from 5-7 pm, she has reserved it to 8:00 PM. There will be a fee of \$2 per person.

Councilwoman Herrington mentioned that she would need someone to help with the fire pit (Charcoal and lighter fluid). She would be putting notice in the paper and also having flyers the same as last year.

Planning Board Report

The Town of Cambridge Planning Board met on Thursday, June 2, 2016, 7:30 PM at the Town Hall. There were 5 members present, Secretary and 5 people from the public.

New Business

- 1.) Bruce Buchanan presented his Sketch Plan for the Buchanan property, tax map #271.-2-25 which is approximately 37 acres, with about 15 acres located north of Route 59, and about 22 acres south of Route 59. The Buchanan family is requesting permission to subdivide an approximate 4 acre parcel from the eastside of their 15 acres north of Route 59. This proposed 4 acre parcel is adjacent to land now owned by Charles Lynch. The new property line separating the parcel is to be east of the creek and to roughly follow the bottom of the ridge. The Planning Board had question of how much road frontage there was on this new parcel being created. Leon Barkley computed the road frontage on the GIS site and it was approximately 150 ft.. The Planning Board stated that it looked like clean lines and gave approval to proceed with survey.
- 2.) Glenwood Rowse from 987 County Rt.60 (tax map 246.-1-28) and Janet Zeno from 1029 County Rt. 60 (tax map #246.-1-29.1) presented two separate Sketch Plans, both property owners own neighboring parcels on County Rt. 60 on the west and east side of road. The parcels on the eastside of county Rt. 60 that they would like to subdivide are going to be sold and conveyed to Glenwood Rowse's daughter. On the east side of County Rt. 60 Mrs. Zeno parcel tax map #246.-1-29.1 will be creating a 3 acre lot. Glenwood Rowse's property on the eastside of County Rt. 60 tax map #246.-1-28 where it borders Mrs. Zeno's will be creating a 5 acre lot for minor subdivision. Glenwood Rowse's daughter would like the lane of Janet Zeno's, so she can build a

road to get to her house that will be built on the 5 acre minor subdivision. Mrs. Zeno would only like to sell Mr. Rowse's daughter the lane or a portion to make the lane bigger (the least amount possible). The Planning Board explained that they can only subdivide if it is a buildable lot. Eventually these two parcels will be merged as one and Mr. Rowse's daughter will be building a house. The Planning Board explained again that Mrs. Zeno's lot must have adequate road frontage to be a buildable lot. The Planning Board said that they would grant approval on the Preliminary sketch plan of both subdivision's contingent upon the fact that Mrs. Zeno's lot was a buildable lot size.

- 3.) Tom McLenithan presented a sketch plan for minor subdivision on 1059 County Rt. 59 tax map #262.-1-14. This subdivision will create 3 new lots so that the right away can be changed to get to the parcel on the eastside of this lot tax map #262.-1-14.2. The Sketch Plan proposed will be creating 3 lots the first lot being 2 acres with the original house, the 2nd lot being 5.9 acres with the new right away to the lot owned on the eastside tax map #262.-1-14.2. The third lot on the south side with 4.7 acres where the new shop resides. The Planning Board said that they all looked like clean lots; the only concern was for Mr. McLenithan to find out how to change the right away from one lot to another, this would be a matter of rewriting the deed. Planning Board granted approval to proceed with the survey.

Next Planning Board meeting would be July 7th.

Town Clerk Report

Town Clerk Heather Greenawalt mentioned that she would have to close the office on Thursday, June 30th she would be going away and there was no one to fill in. The Office would be open on Wednesday, June 29th, the Deputy Town Clerk would be filling in.

New Business

The Supervisor reported that Washington County is going to be doing a feasibility study on the layout of Highway barns. The study will focus on increasing efficiencies through consolidation of highway operations throughout the region to better serve the communities; as well as estimating cost savings by sharing equipment and the purchasing of such equipment. The supervisor said that she wanted to mention this because she would not be at next month's meeting and the resolution of support must be voted on at the July meeting.

County Report

Supervisor Fedler reported that Ag Planning & Tourism would be looking at the RFP's (Request for Proposal) for the asset mapping. There will be a boat launch feasibility study, down along the river where the GE facility is there are different grants out there to do stuff, promote the river. If you put boat launch there will people use, will benefit area, and help the county? The new Deputy DPW started. Public Safety is doing interviews for a new Code Enforcement Officer. Layne Darfler is the new junior planner at the county; she has been clerking at the office. The supervisor mentioned that she had discussed with Layne Darfler before if the dump could be possible sight for solar farm. It was a question

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of whether or not the site would be stable enough. It was suggested that maybe should leave well enough alone. A Concerned resident called about Water Testing and regulations on putting up Cell Towers. The Supervisor said any questions about water should be directed to Dept. of Public Health which has been distributed to the residents. The Supervisor forwarded information to the Town Clerk on Cell towers and that there is no regulating of where the cell towers are going in, this was also forwarded on to the resident.

Discussion on Site Plan Review

There was a discussion on the White Creek Site Plan Review Law and whether the Town of Cambridge needs something similar. The Supervisor briefly mentioned that she received an email from Layne Darfler that Solar can be somewhat controlled with Site Plan Review. The supervisor asked some questions about Site Plan Review. She mentioned that they had brought the Site Plan Review Law from Town of White Creek to use as a guideline. She asked the Town Board what they liked and did not like about this Plan. It was mentioned a dislike was how long it would take if you wanted to bring business into the town. Councilman Ford mentioned that if he was bringing a business into a town and had to comply with the list in this site plan and then wait almost 4 months before creating the business, He would not be interested. It was mentioned that they would steer away from this area. Some mentioned that they did not for see any business coming to the Town of Cambridge. The Town Board needs to decide if they think the town needs a Site Plan Review. Councilman Ford mentioned that if going to have a local law like this it has to be simpler. Councilwoman Herrington felt that something was needed in place to control and limit certain things from coming into the town. If nothing in place then the person (corporation or business) coming into the town could do what they want and the town has nothing behind them (no Site Plan in place). Supervisor mentioned that there is certain state and environmental laws and regulations that must be followed, there are checks and balances built into the system. Councilman McMurray asked if the town is looking for agriculture or development within the town. Councilman McMurray said that there is nothing in the constitution that we have to have site plan review it is the state that is pushing this. It was suggested that it be put to a vote.

Resolution #31

Councilman Ford motioned, Seconded by Councilwoman Wilmot to drop the issue of Site Plan Review in the Town of Cambridge.

Vote: Ayes – 4 Noes – 1

Councilwoman Herrington voted no, vote carried with 4- ayes.

Executive Session

Supervisor Fedler mentioned that the Town Board would need to go into Executive Session about matters of Personnel issue.

Resolution #32

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Supervisor Fedler motioned, Seconded by Councilwoman Wilmot to go into Executive Session at 9:40 PM in regards to a Personal Matter.

Vote: Ayes – 5 Noes – 0

Resolution #33

Councilman McMurray motioned, Seconded by Councilwoman Wilmot to exit out of Executive Session at 9:55 PM.

Vote: Ayes -5 Noes - 0

There being no further business before the Town Board, the meeting was moved and carried to adjournment at 9:55 PM.

Respectfully Submitted,

Heather Greenawalt
Town Clerk/Town of Cambridge