

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, July 7, 2011, 7:30 PM, at the Town Highway Garage located on County Route 59.

Members present: Charlotte Banzhaf, Eric Pearson, Earl Horton, Mark Rogers, Jerry Moppert, Dan Thomas, Stuart Ziehm, Secretary Sally Eddy

Others present: Gerald Skiff

Chairman Eric Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Eric Pearson, to approve the minutes of the June 2, 2011 meeting as mailed by the Secretary with no additions or corrections.

Vote: 7 – Ayes 0 – Noes

Communications

Earl Horton, Jerry Moppert, Eric Pearson, Charlotte Banzhaf and Secretary Sally Eddy attended the land use training class held at the County Building on June 9, 2011. The class was conducted by A. Kevin Crawford, Executive Director of NYMIR. Several favorable comments were made about the class. One new feature being offered is the availability of on-line training in lieu of attending class room instruction. Web address is NYMIR Online University; username is Cambridge; password is Cambr.

Public Hearing

At 7:47 PM Chairman Pearson opened the public hearing on the Gerald Skiff minor subdivision application. Mr. Skiff owns 6.6 acres (tax map #288.-1-11) at 99 South Road and is proposing to subdivide out the house with .55 acres and combine the remaining vacant acreage with an adjacent parcel he owns and lives on. The survey map was displayed and reviewed.

There were no comments from the public. The hearing closed at 8:00 PM.

Resolution by Charlotte Banzhaf

Seconded by Earl Horton

Whereas, the Town of Cambridge Planning Board has carefully reviewed the minor subdivision application submitted by Gerald Skiff with a property identification of tax map # 288.-1-11, 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 and Regulations has been satisfied, and

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

Now, Therefore, Be It Resolved, that the .55 acre minor subdivision application submitted by Gerald Skiff be and is hereby granted Final Approval by the Planning Board of the Town of Cambridge this 7th day of July 2011.

Vote: 7 – Ayes 0 – Noes

Unfinished Business

The board discussed criteria for determining the classification of a subdivision as minor or major based upon the previous subdivision activity of the parcel. When reviewing a subdivision request, how far back should the board take into consideration all previous subdivisions before making a ruling of minor or major on the subdivision that is before them? They discussed a range of 10 years to 3 years.

They unanimously agreed to a 5year look back period. After the 5 years, the slate would be wiped clean and the owner would start from 0.

Chairman Pearson asked Secretary Eddy to pass this information onto the Town Board so that this item could be incorporated into the town's subdivision rules and regulations.

New Business

Stuart Ziehm informed the board that his neighbor James Gray may be approaching the board with a subdivision request involving approximately 40 agricultural acres. The house will be subdivided out with 1 – 2 acres and the remaining acres will be conveyed to the Ziehm Farm.

There being no further business before the board, the meeting was moved to adjournment by Earl Horton, seconded by Charlotte Banzhaf at 8:20 PM.

Respectfully submitted,

Sally Eddy, Secretary