

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, June 2, 2011, 7:30 PM at the Town Hall.

Members present: Charlotte Banzhaf, Earl Horton, Jerry Moppert, Eric Pearson, Mark Rogers, Stuart Ziehm

Absent: Dan Thomas

Others present: Secretary Sally Eddy, Gerald Skiff, William LaPan

Chairman Eric Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Eric Pearson, to approve the minutes of the May 5, 2011 meeting as mailed by the Secretary with one minor correction which was the misspelling of a last name. Under "Others present" the last name spelled Agar should be corrected to Agard.

Vote: 6 – Ayes 0 – Noes

Communications

All members received a post card announcing a workshop entitled "Complete Streets" sponsored by Creating Healthy Places to Live, Work and Play, funded by the NYS Department of Health. The purpose of the workshop is to make active living easy by designing streets that will provide opportunities for increased physical activity by incorporating features that promote regular walking, cycling and transit use. The workshop is June 28, 2011, 6 PM – 7 PM in Salem, NY at Proudfit Memorial Hall.

Reminder: All members have been registered for the land use training class at the county on June 9, 6 PM – 8:30 PM.

Unfinished Business

Gerald Skiff submitted a survey map for a .55 acre subdivision of a 6.6 acre parcel he owns at 99 South Road identified by tax map #288.-1-11. The proposed subdivision contains a house and fronts onto South Road. The remainder of the land will be combined with an adjacent parcel which Mr. Skiff owns and dwells on.

Motion by Earl Horton, Seconded by Mark Rogers

Be It Resolved, the Planning Board of the Town of Cambridge does hereby grant Preliminary Approval to the Gerald Skiff subdivision of .55 acres at 99 South Road identified by tax map # 288.-1-11 in accordance with the survey map submitted.

Vote: 5 – Ayes 0 – Noes Charlotte Banzhaf abstained.

A public hearing on the Gerald Skiff subdivision will be held at the July 7 meeting.

Public Hearing

At 7:45 PM Chairman Pearson opened the public hearing regarding the minor subdivision application submitted by Lonny and Katherine Berney who own 259.349 acres on South Cambridge Road and South Cambridge Road Extension identified by tax map #279.-1-10.3. Surveyor William LaPan, duly

authorized representative for the Berneys, displayed the survey map and spoke on their behalf. The Berneys are proposing to subdivide off a 76.740 acre parcel which contains two barns and other ag structures. The land in the subdivision, all open fields, is presently under agricultural usage. The farmer that currently works the land will continue to keep it agricultural. The remaining 182.609 acres, located behind the subdivision, will be kept with the house. The house sits at the end of South Cambridge Road Extension. Ingress and egress to the house parcel and portions of the proposed subdivision are by means of South Cambridge Road Extension, a town maintained roadway. Discussion took place between the planning board and Mr. LaPan over certain aspects of the subdivision. There was no one from the public to speak. Hearing closed at 8:00 PM.

Resolution by Earl Horton
Seconded by Stuart Ziehm

Whereas, the Town of Cambridge Planning Board has carefully reviewed the minor subdivision application submitted by Lonn and Katherine Berney whose property is identified by tax map #279.-1-10.3, 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 this action.

Now, Therefore, Be It Resolved, that the 76.740 acre minor subdivision application submitted by Lonn and Katherine Berney be and is hereby granted Final Approval by the Planning Board of the Town of Cambridge this 2nd day of June 2011.

Vote: Earl Horton – Aye
Stuart Ziehm – Aye
Charlotte Banzhaf – Aye

Eric Pearson – Aye
Mark Rogers - Abstain
Jerry Moppert – No

More Unfinished Business

Chairman Pearson tabled establishing criteria for determining whether a subdivision is classified minor or major when taking into consideration the previous subdivision activity of the property. How far back should the board look?

There being no further business before the board, the meeting was moved and carried to adjournment by a motion by Mark Rogers, seconded by Earl Horton, and carried.

Respectfully submitted,

Sally Eddy, Secretary