

Planning Board Minutes
May 5, 2011

The Town of Cambridge Planning Board held its regular monthly meeting Thursday, May 5, 2011, 7:30 PM at the Town Hall.

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

Others present: Walter Korb, Jr., Bruce Agar

Chairman Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Earl Horton, to approve the minutes of the April 7, 2011 meeting as mailed by the secretary with no additions or corrections.

Vote: 7 – Ayes 0 – Noes

Communications

There will be a land use training program for local officials on June 9, 2011, 6:00PM – 8:30 PM. at the county building. The program will be conducted by A. Kevin Crawford, Executive Director for NY Municipal Insurance Reciprocal. The program will satisfy the 4 hour yearly training requirement for all planning board members. The fee is \$20 per attendee. Since there was an interest in attending, Secretary Sally Eddy will register all members.

Mark Rogers, Jerry Moppert and Eric Pearson attended Global Foundries quarterly Fab 8 Neighborhood Meeting on April 26 in Malta. They gave a brief report.

Public Hearing

At 7:40 PM, Chairman Pearson opened the public hearing regarding the one parcel minor subdivision application submitted by Walter Korb, Jr and Jean Korb. The property is located at the intersection of Conley and Dickens Roads, consists of 22.17 acres and is identified by tax map #280.-1-13.4. The Korbs are proposing to subdivide off a 9.1 acre lot to convey to their son to build a residence thereon. The lot fronts solely onto Conley Road. The survey map was displayed. There were no comments from the public. Hearing closed at 7:42 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 Walter Korb, Jr. and Jean Korb, (tax map #280.-1-13.4) 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 9.1 acre minor subdivision application submitted by Walter Korb, Jr. and Jean Korb be and is hereby granted Final Approval by the Planning Board of the Town of Cambridge this 5th day of May 2011.

Vote: 7 – Ayes 0 – Noes

New Business

Bruce Agard, licensed surveyor and duly authorized representative for Lonn & Katherine Berney, submitted a subdivision application on behalf of the Berneys. Lonn & Katherine Berney own 259.349 acres on South Cambridge Road and South Cambridge Road Extension identified by tax map #279.-1-10.3. The Berneys are proposing to subdivide off one lot consisting of 76.740 acres along South Cambridge Road containing 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 intends to purchase it and continue to keep it agricultural.

The remaining 182.609 acres, which are 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 proposed subdivision and the house parcel is by means of South Cambridge Road Extension, a town maintained roadway. The survey map was reviewed by the board.

Motion by Earl Horton

Seconded by Dan Thomas

Resolved, the Town of Cambridge Planning Board does hereby grant Preliminary Approval to the 76.740 acre one parcel minor subdivision application submitted by Lonn & Katherine Berney, identified by tax map #279.-1-10.3, located on South Cambridge Road and South Cambridge Road Extension in accordance with the survey map presented.

Vote: 6 – Ayes 0 – Noes Eric Pearson abstained for personal reasons.

A public hearing will be held at the June 2, 2011 meeting.

Chairman Pearson commented that the board needs to establish criteria for determining whether a subdivision is classified minor or major based on the previous subdivisions activity of the property. If an owner has reached the threshold for a minor subdivision and a new owner of one of those subdivisions wants to subdivide his parcel, is it now considered a major or does the new owner start with a clean slate? Or should a time frame be set (ex. three or five years) of no subdivision activity by the new owner in order to establish a clean slate?

Another scenario, what if the original owner comes back in five or ten years and wants to subdivide off another parcel, do you continue counting and call it a major? How far should the look back years of activity go? What criteria should establish a cut off date?

Chairman Pearson asked members to think about and bring ideas to the next meeting.

There being no further business before the board, Dan Thomas motioned, seconded by Jerry Moppert, and carried, to adjourn the meeting at 8:40 PM.

Respectfully submitted,

Sally B. Eddy, Secretary