

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, January 6, 2011, 7:30 PM at the Town Hall.

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

Others present: Secretary Sally Eddy, Jonathan Bridge, Dorothy Yurschak, Dan Molloy, Ted Berndt

Chairman Pearson called the meeting to order and presided.

Minutes

Eric Pearson motioned, seconded by Charlotte Banzhaf, to approve the minutes of the December 2, 2010 meeting as mailed by the Secretary with no corrections or additions.

Vote: 7 – Ayes 0 – Noes

Communications

Chairman Pearson received a letter from Lorman Education Services about an upcoming seminar focusing on the SEQR process. It will be held on March 10, 2011 at the Century House, Latham, NY from 9:00 AM – 4:30 PM. The cost is \$369.00 for the first registrant and \$219.00 per additional registrant.

At 7:40 PM, Chairman Pearson opened the public hearing regarding the minor subdivision application submitted by Jonathan Bridge. Mr. Bridge owns a 56.08 acre parcel south side of King Road and is proposing to subdivide off a 2.67 acre lot to convey to a family member. The parcel is identified by tax map #263.-2-22. The lot fronts onto King Road and existing stone walls form the southern and western boundary lines. The survey map was displayed for viewing.

Motion by Charlotte Banzhaf

Seconded by Eric Pearson

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed the minor subdivision application submitted by Jonathan Bridge (tax map #263.-2-22), 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 2.67 acre minor subdivision application submitted by Jonathan Bridge be and is hereby granted Final Approval by the Planning Board of the Town of Cambridge.

Vote: 7 – Ayes 0 – Noes

Unfinished Business

Election of Officers

Stuart Ziehm motioned, seconded by Earl Horton, to nominate Eric Pearson as Chairman for 2011.

Vote: 6 – Ayes Mr. Pearson abstained

Mark Rogers motioned, seconded by Dan Thomas, to nominate Earl Horton as Vice-Chairman for 2011. Jerry Moppert motioned, seconded by Charlotte Banzhaf, to nominate Stuart Ziehm as Vice-Chairman for 2011.

Earl and Stuart left the room.

Chairman Pearson called for a vote for Earl Horton.

Vote: 3 – Ayes 2 – Noes

Chairman Pearson called for a vote for Stuart Ziehm.

Vote: 2 - Ayes 3 – Noes

New Business

Dorothy Yurschak and Dan Molloy, adjacent property owners on Conley Road, appeared before the board to request the action they are proposing be classified as a boundary line adjustment. Mr. Molloy, who has owned his property for several years, never had a survey done. He thought his boundary lines followed an existing fence line to the north, east and south. Conley Road formed the west boundary. Dorothy Yurschak had a survey of her and her husband's property about 2 years ago which revealed a portion of Mr. Molloy's fence to the north was actually on the Yurschak property and that portion contained the Yurschak's power pole. In addition, the survey showed that Mr. Molloy's property did not end at the back fence line (east) but that he owned well beyond it. They have both agreed to an adjustment of the property so they both can be accommodated. The new proposed boundary lines show the Yurschaks will give up .192 acres to the north to Mr. Molloy so that the greater portion of the fence will be on his property with the exception of the power pole and Mr. Molloy will give up .249 acres to the east to the Yurschaks.

Resolution by Jerry Moppert

Seconded by Earl Horton

Be It Resolved, the Town of Cambridge Planning Board approves the exchange of property between Dorothy Yurschak and Daniel Molloy as a boundary line adjustment and determines it does not represent a subdivision. Therefore, it does not incur the subdivision regulations.

Vote: 7 – Ayes 0 – Noes

Jerry Moppert, who dealt with a boundary line adjustment about one year ago, stated it can be a complicated process at the county level when it comes to filing. He suggested the board invite the Director of Real Property Tax Services, Bill McCarty, to a meeting to explain how the county views the action and what's the county's procedure when presented with a boundary line adjustment.

Review of Regulations

The Board reviewed and discussed pages 19 – 27 of the subdivision rules & regulations with little to no changes.

Secretary Sally Eddy was asked to prepare a Planning Board report to present to the Town Board for the January 10, 2011 meeting. She was asked to include the three recommendations the Planning Board has

voted upon and approved, and request the Town Board approve them and seek the course of implementation.

The two recommendations to be included into the subdivision rules & regulations are:

- a. There shall be a minimum 70ft. set back from the center of the road for all new construction.
- b. There shall be a minimum 50 ft. set back from property lines for all new construction.

The third recommendation, which the Board believes does not fall under the subdivision rules & regs, is: The Town of Cambridge shall not take over the care and maintenance of any newly constructed roads.

There being no further business before the Board, the meeting was moved and carried to adjournment at 9:05 PM.

Respectfully submitted

Sally B. Eddy
Secretary