

Planning Board Minutes  
April 4, 2013

The Town of Cambridge Planning Board held its regular monthly meeting , Thursday, April 4, 2013, 7:30 PM, at the Town Hall.

Members present: Eric Pearson, Stuart Ziehm, Judy Leon, Bob Hamilton, Jerry Moppert, Dan Thomas, Earl Horton

Others present: Secretary Sally Eddy, Lillian & Luther Everly, George Murray, Michael Murray

Chairman Pearson called the meeting to order and presided.

Minutes

Jerry Moppert motioned, seconded by Stuart Ziehm, to approve the minutes of the March 14, 2013 meeting as mailed by the secretary with no additions or corrections.

Vote: 7 Ayes     0 – Noes

Unfinished Business

Jerry Moppert stated he has not been able to obtain the 2012 data from the Assessor's Office that he needs in order to update the board concerning real property activity in the town for the past year.

Several members favorably commented about the presentation John Pedersen made last month. He was knowledgeable and spoke on topics that were beneficial. Chairman Pearson stated he contacted Town Board members Doug Ford and Jerry Skiff regarding bringing in more qualified speakers to educate the planning board. At the January meeting, Stuart Ziehm offered the names of four people that had been referred to him who have knowledge and experience in planning matters. He was asked to bring those names to the table again for consideration as future speakers.

Motion by Jerry Moppert, Seconded by Eric Pearson

Resolved, that the Planning Board of the Town of Cambridge does hereby authorize Stuart Ziehm to bring suggestions for future speakers at May 2, 2013 meeting.

Vote: 7 Ayes     0 – Noes

New Business

At the March meeting, the planning board voted to hold a public hearing on the subdivision request of Lillian & Luther Everly at the April 4, 2013 meeting. This action resulted in one month of the subdivision process being waived. It was done because Surveyor Peter Bell, who represented the Everlys, asked if the subdivision process could be moved up one month because the Everlys had an interested buyer who wanted to close by May 1, 2013 and all the paper work would need to be completed beforehand in order to meet the closing deadline. The planning board accommodated the request but, in the meantime, Secretary Sally Eddy was informed by Lillian Everly that the buyer had backed out. Nevertheless, the Everlys have decided to continue with the subdivision process. The normal timeframe for subdivision approval will be followed.

Lillian & Luther Everly, who own a total of 65 acres at 132 Duell Hollow Road, submitted a preliminary survey map for a 25 acre minor subdivision. The property is identified by tax map #272-1-2. Duell Hollow Road runs through the subdivision dividing it into two portions. The portion west of the road, consisting of 17.2 acres, contains their house, a pond, a shed and a barn. The portion east of the road consists of 7.8 acres and is vacant land. The Everlys will retain the remaining 40 acres. The survey map was reviewed by the board and any questions the board had were answered by the Everlys.

Resolution by Earl Horton  
Seconded by Dan Thomas

Be It Resolved, the Town of Cambridge Planning Board does hereby grant Preliminary Approval to the subdivision map submitted by Lillian & Luther Everly for a 25 acre minor subdivision of their property located at 132 Duell Hollow Road, identified by tax map #272-1-2.

Vote: 7 – Ayes 0 – Noes

A public hearing will be held at the May 2, 2013 meeting.

#### New Business

George Murray and his son Michael Murray were present to discuss the subdivision of George Murray's property. George Murray owns 128 acres on English Road and County Route 59 identified by tax map #262.-2-12. The property actually consists of 5 parcels combined under one tax map number. Each parcel has retained its own identifying deed description. George Murray is proposing to sell 29 acres off of English Road which are parcels 1 and 2 of the 5 parcels that make up the total property. Parcels 1 and 2 have no road frontage or means of access. However, since an adjoining property owner is the interested buyer, there will be no requirement to provide a means of access. Michael Murray asked if a survey is needed for parcels 1 and 2 since each parcel has its own deed description? Chairman Pearson referred Mr. Murray to the County Office of Real Property Services for an answer. If a survey is required, Mr. Murray was directed by the board to proceed.

George Murray also owns a 9.9 acre parcel identified by tax map #262.-2-3. He has a buyer interested in purchasing the entire tract of land. The board confirmed to Mr. Murray that if he sold the parcel as a whole there would be no requirement for the planning board to be involved. The action would be exempt from planning board approval.

Chairman Pearson asked board members for their ideas and thoughts pertaining to a comprehensive plan and zoning. Should we pursue it or not? The subject(s) will be taken up at a future meeting.

There being no further business before the board, the meeting was moved and carried to adjournment at 8:25 PM.

Respectfully submitted,

Sally Eddy, Secretary

<http://www.townofcambridgeny.org>