

Planning Board Minutes
January 12, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, January 12, 2012, 7:30 PM, at the Town Hall.

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

Absent: Mark Rogers

Others present: Secretary Sally Eddy, Supervisor Bill Watkins, Attorney Scott Keller, Bill McCarty, Cleo Ford, Ron Ford, Bill Blackburn, Colleen Sacala

Chairman Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Eric Pearson, to approve the minutes of the December 1, 2011 meeting as mailed by the Secretary with no additions or corrections.

Vote: 6 – Ayes 0- Noes

Communications

1. A letter was received from the Washington County Local Development Corporation listing the dates and time the County Planning Board will meet throughout 2012. It is usually the second Tuesday of the month. Also included were the dates for the deadline for referral submissions to the county for their review.
2. Each member was mailed an information sheet in advance of the meeting concerning a planning & zoning conference sponsored by Saratoga County on January 25, 2012 at the Saratoga Hilton and Saratoga Springs City Center. The conference runs from 8:15AM – 4:40 PM. Registration fee is \$70 thru January 13 and \$80 thereafter. No one indicated an interest in attending.

No Unfinished Business

New Business

Cleo Ford and son Ron Ford presented a sketch plan for a minor subdivision of a 97.2 acre farm parcel owned by Cleo & Martha Ford. The property is located on Edie Road, is identified by tax map #246.-1-23 and is split approximately in half by Edie Road. Cleo Ford is proposing to subdivide the property into two parcels using the road as the dividing factor. Ron Ford will receive all the land east of Edie Road with the exception of the workshop. Cleo will retain the workshop as well as the remaining land west of the road which contains his house and farm buildings.

Motion by Jerry Moppert

Seconded by Charlotte Banzhaf

Be It Resolved, the Town of Cambridge Planning Board does hereby grant sketch plan approval to Cleo Ford for a minor subdivision according to the sketch plan presented.

Vote: 6 – Ayes 0 – Noes

Mr. Ford was directed to proceed with the survey.

Colleen Sacala submitted a sketch plan on behalf of John Weaver. Mr. Weaver owns 180.97 acres at 744 State Route 372 identified by tax map #246.-1-8. Mr. Weaver is proposing to subdivide the property into two parcels with the highway providing a natural dividing line. The 60 acres that lay north of the highway will be retained by Mr. Weaver while the 120 acres to the south will be sold. The property is classified as residential/agricultural.

Mr. Weaver is out of state and is designating Ms. Sacala as his representative to act on his behalf.

Earl Horton motioned

Seconded by Dan Thomas

Be It Resolved, the Town of Cambridge Planning Board does hereby grant sketch plan approval to John Weaver for a minor subdivision in accordance with the sketch plan submitted.

Vote: 6 – Ayes 0 – Noes

Ms. Sacala was directed to proceed with the survey.

Other Business Before the Board

Supervisor Watkins asked Secretary Sally Eddy if she had officially sworn in the Planning Board members by having them verbally repeat the oath of office? She responded that she did not have them verbally repeat the oath but did, however, have each one sign the paper form of the oath of office, notarized it and filed it in the Town Clerk's Office. Jerry Moppert stated that he was administered the oath verbally. Later in the evening Attorney Keller administered the Oath of Office to Earl Horton and Dan Thomas.

Public Comment

Supervisor Watkins expressed concern over three issues he is dealing with at this time: a junkyard, a potential CD dump and the possible construction of a cell tower. He stressed the need for the planning board to come up with some type of framework that would address these issues and others considered unsuitable for the town.

Chairman Pearson suggested such matters could be controlled through zoning. Zoning can be as strict or as general as you want it to be.

Supervisor Watkins stated the entire town could be just one zone, an agricultural zone.

Stuart Ziehm suggested turning to the American Farm Land Trust for help. It's an organization with experience in that area.

Attorney Scott Keller commented you need to ask yourself what are you ultimately trying to control? Identify what you want to keep and protect, and then develop the framework to protect it. It's not an easy process, it takes time and should involve input from the community.

Dan Thomas asked can we have regulations without zoning?

Mr. Keller replied it's not a simple answer. We need to identify what we want and then find out if it can be regulated without zoning.

Chairman Pearson stated that about 2 years ago the planning board came up with a few basic items they wanted to see implemented and passed them onto the Town Board. Nothing happened.

Supervisor Watkins stated he showed them to Attorney Alan Wrigley and Mr. Wrigley said they couldn't be done without zoning.

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Jerry Moppert stated that about two years ago the planning board made an attempt to discuss some issues but it didn't go anywhere. He recommended to Supervisor Watkins that the Town Board provide the leadership this time. He commented it's important to establish the goals of the community, find out what the community wants? He suggested holding public sessions for community input and also inviting people familiar with land use planning.

A few members referenced the failure of an attempt to institute a comprehensive plan in the town in 2008.

The discussion continued for about an hour.

In conclusion, Chairman Pearson asked the planning board members to come to the next meeting with a list of concerns they may have and come up with possible suggestions of how to solve them.

There being no further business before the board, the meeting was moved and carried to adjournment at 9:10 PM.

Respectfully submitted,

Sally Eddy, Secretary

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