

Planning Board Minutes
March 8, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, March 8, 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 William Watkins, Attorney Scott Keller, Councilman Robin McMurray, Henry Peabody, Ted Berndt, Ron Ford, Cleo Ford, Colleen Sacala

Chairman Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Jerry Moppert, to approve the minutes of the February 2, 2012 meeting as mailed by the secretary with no additions or corrections.

Vote: 6 – Ayes 0 – Noes

No Communications

Unfinished Business

Ford Subdivision

Ron Ford presented a survey map for a minor subdivision of the lands of Cleo Ford, Martha Ford and Ronald Ford, identified by tax map #246.-1-23. The Fords own 97 agricultural acres on Edie and Stevenson Roads. Even though Ron Ford's name is currently on the deed, the reason for the subdivision is to make Ron the sole owner of 49 acres of that property for inheritance purposes. The proposed subdivision includes all land east of Edie Road with the road providing the dividing line. However, the workshop situated on the land will not be conveyed to Ron but will be retained by Cleo & Martha Ford. The subdivision is bounded on the south by Stevenson Road.

Charlotte Banzhaf motioned, seconded by Jerry Moppert, to grant Preliminary Approval to the Cleo Ford, Martha Ford and Ronald Ford minor subdivision in accordance with the map provided.

Vote: 6 – Ayes 0 – Noes

A public hearing will be held at the April 5, 2012 meeting.

John Weaver Subdivision

Colleen Sacala returned to the board with a revised sketch plan for the John Weaver property at 744 State Route 372, identified by tax map #246.-1-8. Mr. Weaver owns 180.97 acres and Ms. Sacala is his duly authorized representative. Originally, only one new lot was proposed, but the proposal has changed to include the creation of two new lots. Route 372 splits the property and will be used as the dividing line. The subdivision involves all land south of the Route 372, approximately 120 acres. One lot will consist of 42 acres; the other lot approximately 78 acres. Mr. Weaver will retain the remaining acreage north of the road. After reviewing the proposal the board directed Ms. Sacala to proceed with the survey.

Eric Pearson motioned, seconded by Stuart Ziehm, to approve the revised sketch plan for the creation of two new lots of the John Weaver property at 744 State Route 372 as submitted by Colleen Sacala.

Vote: 6 – Ayes 0 – Noes

No New Business

Public Comments

Supervisor Watkins spoke to the board again about the need to develop framework to prevent or control unsuitable practices or businesses from coming into the town, such as junk yards, dumps, airports, rendering plants and others. Mr. Watkins stated research is currently underway to discern in what manner the aforementioned items can be controlled, i.e. through ordinances, zoning, a comprehensive plan. He suggested forming a five person point group to steer the process. He has contacted a person from a law firm in Albany who is willing to come and talk to the town about the issues of concern and lend her expertise of how to address the matters.

A discussion took place between Supervisor Watkins and planning board members with input from Attorney Keller and Councilman McMurray.

In conclusion, the planning board emphasized that the town board needs to take the leadership role to get the process started. The board recommended that the concept of controlling or preventing certain businesses or practices from coming into the town be placed on a town board agenda for full board discussion. Get the town board's input and suggestions, then take a vote to go forward or not. The process has to start with the town board.

There being no further business before the board, the meeting was moved to adjournment at 8:05 PM by Earl Horton, seconded by Jerry Moppert, and unanimously carried.

Respectfully submitted,

Sally B. Eddy
Secretary

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