

Planning Board Minutes
May 3, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, May 3, 2012, 7:30 PM at the Town Hall.

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

Absent: Stuart Ziehm

Others present: Secretary Sally Eddy, Virginia McNeice, Annie McNeice, 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 April 5, 2012 meeting as mailed by the secretary with no additions or corrections.

Vote: 5- Ayes 0 – Noes

Communications

Received notice of a training school for planning officials on May 23 at the county from 5:30 PM – 8:00 PM. It's presented by New York Municipal Insurance Reciprocal in cooperation with Washington County LDC. The cost is \$20 per person. Four members expressed interest in attending.

Chairman Pearson gave a brief report about a meeting he attended earlier today at the county covering the topic of Agri-Planning. He passed out copies of the Town of Granville's Agriculture and Farmland Protection Plan Executive Summary which he received at the meeting.

Secretary Sally Eddy stated she received a letter from Leah Everhart, an attorney with the law firm of Miller, Mannix, Schachner & Hafner, LLC, located in Glens Falls, NY. Ms. Everhart was inquiring about a subdivision that took place prior to February 1991 between George Taber(seller) and William Herrington, Sr.(buyer). It was a land locked parcel. Mr. Herrington no longer owns the parcel. Current owners are William and Elizabeth Taft. Secretary Eddy said she is researching it and will report back to the board as well as Ms. Everhart.

Unfinished Business

Colleen Sacala, duly authorized representative for John Weaver, submitted a survey map for subdivision of the John Weaver property identified by tax map #246.-1-8. Mr. Weaver owns a total of 180.97 acres at 744 State Route 372. The highway divides the property. Mr. Weaver is proposing to subdivide all land on the south side of the highway into two lots, one consisting of 73.44 acres and the other 43.8 acres. The land is currently vacant. All land north of the highway which contains a house, barns and other structures will be retained by Mr. Weaver. The survey map was reviewed by the board.

Resolution by Earl Horton, seconded by Charlotte Banzhaf

Be It Resolved and Determined, that the Planning Board of the Town of Cambridge does hereby grant Preliminary Approval to the John Weaver two parcel minor subdivision identified by tax map #246.-1-8 in accordance with the survey map presented.

Vote: 5 – Ayes 0 – Noes

A public hearing will be held at the June 7, 2012 meeting.

New Business

Virginia McNeice, who owns a total of 87.3 acres on Edie Road identified by tax map #246-1-24, submitted a sketch plan for a minor subdivision. Mrs. McNeice is proposing to subdivide out a 3 acre lot containing a house to convey to her daughter Annie who is currently living in the house. The lot fronts onto Edie Road. After reviewing the sketch plan, the board made several recommendations of how to improve the layout of the subdivision so that it would be more beneficial to Mrs. McNeice and her daughter. The three major recommendations were:

1. To increase the width of the existing driveway to 50 ft. and make it a deeded right-of-way to the new lot. The driveway which is owned by Mrs. McNeice, is currently 20 ft wide and is shared by both parties as access to their respective dwellings. If that solution is not feasible, the board suggested leaving the driveway as is at 20 ft. but find another access route to the new lot making sure its 50 ft wide and owned by the owner of the new lot.
2. To enlarge the subdivision lot to include a barn that sits approximately 30 - 50 ft outside the north boundary line. It was not included within the proposed lot because Annie thought that the barn's value might increase the total property value beyond her means to purchase as well as increase the property tax burden. Mrs. McNeice and her daughter will consult the assessor about the matter.
3. To reconsider the small strip of land, approximately 70 ft. by 280 ft., that lies to the east of the driveway. Annie stated it was designed as a protection strip from any future building encroaching upon her parcel. Chairman Pearson stated he was under the impression that because the strip is separated from the house parcel by the driveway, that it would bear its own tax map number and its own tax bill and not be included under the tax map number assigned to the house parcel.

The McNeices agreed to go back to the surveyor and speak to him concerning the adjustments discussed.

Jerry Moppert suggested it might be helpful to the Planning Board if they received periodic reports of new construction projects from the Building Inspector as well as monthly reports of property sales from the Assessor. The activity could be tracked and used to determine if any trends are developing within the town. To start with, Mr. Moppert would like to get the information from the past ten years from both departments. Sally Eddy will work with Mr. Moppert in gathering the data.

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Charlotte Banzhaf motioned, seconded by Eric Pearson, to move forward with the data gathering of new construction projects and property sales reports for the purpose of determining if any development trends are occurring in the town.

Vote: 5 – Ayes 0 - Noes

There being no further business before the board, the meeting was moved and carried to adjournment at 8:45 PM.

Respectfully submitted,

Sally Eddy, Secretary

<http://www.townofcambridgeny.org>