

Planning Board Minutes  
May 1, 2014

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, May 1, 2014, 7:30 PM, at the Town Hall.

Members present: Eric Pearson, Dan Thomas, Bob Hamilton, Stuart Ziehm, Earl Horton, Secretary Sally Eddy

Absent: Judy Leon

Others present: David & Susan Craig, Bruce Agard

Chairman Pearson called the meeting to order and presided.

Minutes

Earl Horton motioned, seconded by Bob Hamilton, to approve the minutes of the April 3, 2014 meeting as mailed by the secretary with no additions or corrections.

Vote: 5 – Ayes      0 – Noes

No Communications

Unfinished Business

David and Susan Craig returned to the board with a completed preliminary survey map. The Craigs own a total of 32.4 acres at 61 Irish Lane identified by tax map #263.-1-4. They are proposing to subdivide out a 4.81 acre lot to convey to their son to build a residence thereon. Irish Lane runs through the Craig's property splitting it into two sections, east and west. The survey map revealed the size of the lot has been increased from the original 4.61 acres to 4.81 acres so as to better accommodate ingress and egress. Located on the proposed lot is a diversion ditch with a control pipe that controls the water level of the pond that is close to the house owned by David and Susan Craig. The ditch was constructed many years ago by David's father when he owned the property. The ditch is located 100 ft. in on the proposed subdivision. For future purposes, Mr. Craig stated the regulation of the ditch will be written into the deed of the proposed lot guaranteeing the owner of the pond the right to access the control pipe.

After a time of discussion, the following resolution was enacted:

Motion by Dan Thomas

Seconded by Earl Horton

Be it Resolved, the Planning Board of the Town of Cambridge does hereby grant Preliminary Approval to David and Susan Craig for a one lot minor subdivision of property identified by tax map #263.-1-4 located on Irish Lane in accordance with the survey map presented this 1<sup>st</sup> day of May 2014.

Vote: 5 – Ayes      0 – Noes

A public hearing on the Craig subdivision will be held at the June 5, 2014 meeting.

Public Hearing

At 7:45 PM, Chairman Pearson opened the public hearing regarding Clifford and Janice Wilbur's application for a one lot minor subdivision located on South Cambridge Road. Bruce Agard, from the firm of Agard & LaPan, acted as the Wilbur's agent. Mr. & Mrs. Wilbur are proposing to subdivide out a 1.24 acre lot from a 19.83 acre parcel identified by tax map #279.-1-14.9 to convey to their daughter. Ingress and egress to the subdivided lot is by means of a 25' wide easement over an existing driveway positioned on the adjacent lot directly south referenced as Lot#10 on a previous subdivision map. Lot #10 is also owned by the Wilburs. However, if need be in the future, a driveway can be constructed on the subdivided lot since it has sufficient road frontage of 207.51 ft. After all questions were answered, hearing closed at 7:50 PM. No one from the public attended the hearing.

Resolution by Earl Horton

Seconded by Stuart Ziehm

Whereas, the Town of Cambridge Planning has carefully reviewed and considered the one lot minor subdivision application submitted by Clifford and Janice Wilbur, and

Whereas, the proposed subdivision is located on South Cambridge Road and will be carved from Lot #9 which is identified by tax map #279.-1-14.9, 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 Town of Cambridge Planning Board does hereby grant Final Approval to Clifford and Janice Wilbur for a 1.24 acre lot minor subdivision located on South Cambridge Road this 1<sup>st</sup> day of May 2014.

Was duly put to vote resulting in 4 – Ayes, 0 – Noes and 1 abstention.

There being no further business before the board, the meeting adjourned at 8:00 PM by a motion made by Earl Horton, seconded by Eric Pearson, and carried.

Respectfully submitted,

Sally Eddy, Secretary

<http://www.townofcambridgeny>.