

Planning Board Meeting  
May 1, 2024

The Regular meeting of the Cambridge Planning Board was duly called, Thursday, May 1, 2024 at 7:00 PM at the Cambridge Town Hall.

Present: Scott Clark Planning Board Chair, Dorothy Yurschak, Valerie Morigerato, Jonathan Shambo, Gerald Skiff, Heather Greenawalt Secretary, Brian Larson, Son-Brandon Larson

Scott Clark the Planning Board chair called the meeting to order at 7:00 PM.

Approving of the minutes

Dorothy Yurschak motioned, seconded by Jonathan Shambo to approve the minutes from the March 7, 2024 meeting as mailed (the was no meeting April 10<sup>th</sup> due to nothing on the agenda).

Vote:                   Ayes – 5                   Noes – 0

Training attended

Johnathan Shambo reported that he attended the Virtual Smart Solar webinar, he passed around the power point that was sent with the webinar and said that he could forward on the members and the secretary. He mentioned that this webinar discussed pushing of the variable tilt so that sheep etc. can be put under the solar farm.??????????????

Upcoming Training

There will be a training at Rensselaer County and the New York State Present “Planning and Zoning: An Introduction” and “Solar Energy Regulation” on Thursday, May 9, 2024 6:00 – 8:30 PM at the Hoosick Falls High School Cafeteria.

Meeting with Town Board Members

Scott Clark reported that he had met with Councilman McIntosh, Councilman Carrino and Planning Board Chair Bill Tompkins from the Town of Greenwich, on Monday, April 30<sup>th</sup>. Basically, they wanted to pick his brain, he has been on the Planning Board for over 20 years. Greenwich has Comprehensive Plan and Zoning Ordinance; Village has Zoning Board of appeals that work with zoning to handle the issues that come up. Scott Clark said that they discussed the planting rules, set back requirements, 20 acres agricultural and the developer pays the cost over the 20 year. Easton does that Pilot and payment in lieu of taxes. They did discuss inspections and the volunteer fire dept. access. Our Town has no zoning official, also would have to have third party and make it clear that all cost born by developer or owner. It was also mentioned that comments need to be sent to NYSERDA soon, so that can warp this up. Agreement any landowner want to put in solar farm if default landowner then have to sign over to the Town.

Sketch Plan Brian Larson

Brian Larson and Brandon his son were at the meeting to present a minor subdivision at 65 King Rd, Tax Map #280.-2-32, this is a 5.25 acre parcel that he would like to subdivide off a acre for his son. They originally presented that they would like to keep easement Driveway, with Brandon having 150 ft. of road frontage. He mentioned that Jeff Hansen and Nate Gates would be helping with the clearing of the property and the driveway. Brian said that his son would like to bring in a single wide modular and maybe later possibly do a stick-built house. Scott Clark mentioned that would need to get a surveyor and have the layout of where the well/septic and all the property lines are. Mentioned that the requirement for the well and the septic is 100ft.

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Scott Clark the chair said that it was ok to move forward with the subdivision and the 150 ft road frontage was fine. The County and the bank may want the driveways to be separate and might want to consider more than an acre. It is important to make sure that plan on enough acreage to fit in the well and the septic.

Permission given to move forward and proceed with the survey.

Next meeting Jeromy McFarren would like to be on the agenda for a minor subdivision on Vly Summit Rd. The Secretary gave a brief description of the subdivision and the bordering parcel in Easton will be involved in the subdivision. David Guy Adams owns the property in Vly Summit, Tax Map #261.-2-16.1 approximately 13.6 acres being. The Planning Board requested that he present larger maps that have been blown up, making it easier to see.

Next Planning Board Meeting June 5, 2024.

There being no further business before the Planning Board the meeting was adjourned at 7:40 PM.

Respectfully submitted,

Heather Greenawalt  
Planning Board Secretary  
Town of Cambridge