

Planning Board Minutes
September 5, 2013

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, September 5, 2013, 7:30 PM, at the Town Hall.

Members present: Jerry Moppert, Bob Hamilton, Eric Pearson, Earl Horton, Dan Thomas, Stuart Ziehm
Absent: Judy Leon

Others present: Secretary Sally Eddy, Councilwoman Cassie Fedler, Councilman Jerry Skiff, Wayne Robertson, Michael Murray, Jacqualyne Hersey, Chris Hersey

Chairman Eric Pearson called the meeting to order and presided.

Minutes

Earl Horton motioned, seconded by Jerry Moppert, to approve the minutes of the August 1, 2013 meeting as mailed by the Secretary with no additions or corrections.

Vote: 6 – Ayes 0 – Noes

No Communications

Unfinished Business

Jacqualyne Hersey returned to the board, along with her son Chris, with a completed preliminary survey map. Mrs. Hersey owns 18.48 acres at 418 County Route 60 identified by tax map #262.-1-10. She is proposing to subdivide out an 8.225 acre lot to convey to adjacent landowner Randy Hamilton. Included in the subdivision is a 50 ft. right-of-way from County Route 60 granting ingress and egress privileges to Randy Hamilton and Brian Taylor, adjacent property owners to the back. Ownership of the right-of-way will be transferred to Randy Hamilton. Brian Taylor will have continued use of the driveway. A note on the subdivision map confirms it as well as Mr. Taylor's deed. Mrs. Hersey stated she met with Mr. Taylor to let him know of the change that was happening and he was ok with it. Mrs. Hersey will retain the remaining 10.225 acres south of the right-of-way which contains her home.

The survey map showed that Randy Hamilton will own all the land north of the right-of-way as well as the right-of-way itself and Mrs. Hersey will own all land south of the right-of-way.

The board carefully reviewed the survey map.

Motion by Stuart Ziehm

Seconded by Earl Horton

Be It Resolved and Determined, the Planning Board of the Town of Cambridge does hereby grant Preliminary Approval to Jacqualyne Hersey for an 8.225 acre minor subdivision located at 418 County Route 60 in accordance with the map presented.

Vote: 6 – Ayes 0 – Noes

A public hearing will be held on the Hersey application at the October 3, 2013 meeting.

George Murray Property

Michael Murray, representing his father George Murray, presented a sketch plan to subdivide a lot from George Murray's 128 acres that are located along County Route 59 and English Road identified by tax map #262.-2-12. The proposed subdivision is located along English Road and consists of approximately 20 – 25 acres. Michael Murray asked if he needed to have a survey done since the total 128 acres is comprised of 6

separate parcels each with its own deed description. Many years ago his father had all the parcels combined under one deed resulting in one tax map number. However, each parcel retained its own deed description and the 6 descriptions make up the deed to the 128 acres. He went on to say that one of the described parcels involved in the subdivision is very easily defined since it is off set from the bulk of the property by a corner attachment with very distinct boundary lines plotted on the tax map. The remainder of the subdivision will be carved out of a contiguous larger piece of land whose boundaries aren't as clearly described; there's some ambiguity.

The board determined: 1) that the action constitutes a subdivision since the land is being separated; 2) it is in the best interest of both the buyer and seller to have the land surveyed for accuracy then both parties will end up knowing the exact boundaries. Mr. Murray was advised to proceed with the survey.

Motion by Eric Pearson

Seconded by Stuart Ziehm

Be It Resolved and Determined, the Town of Cambridge Planning Board does hereby approve the sketch plan submitted by Michael Murray for the George Murray property identified by tax map # 262.-2-12 for a one parcel minor subdivision.

Vote: 6 – Ayes 0 – Noes

New Business

Jerry Moppert talked briefly about the video "Brunswick" which he had recently seen on PBS. Brunswick is a town in neighboring Rensselaer County not far from Cambridge. He commented he would like to show the video locally to the public, with invitation to the Town Board, because it relates the impact development can have upon a small rural community. It's informative and educational. The video lasts about one hour.

Bob Hamilton motioned, seconded by Eric Pearson, to authorize Jerry Moppert to go ahead to make all the necessary arrangements for the showing of the video "Brunswick" to the local community.

Vote: 6 – Ayes 0 – Noes

Set Back Guidelines

Councilwoman Cassie Fedler and Councilman Jerry Skiff asked planning board members to reaffirm the set back measurements they recommended to the Town Board back in January 2011. After a time of discussion the following resolution was enacted:

Resolution by Earl Horton

Seconded by Stuart Ziehm

Be It Resolved and Determined, the Planning Board of the Town of Cambridge does hereby recommend to the Town Board the following set back guidelines:

1. There shall be a minimum 50 ft. set back from the boundary lines for all new permanent structures.
2. There shall be a minimum 70 ft. set back from the center of the highway for all new permanent structures.
3. There shall be a minimum 50 ft. wide access road for ingress and egress for all new subdivisions.

Was duly put to vote resulting in 6 Ayes and 0 Noes.

A question was asked if these regulations apply to farmers as well or are there statutes under the Ag & Markets Law that exempt them? The Town Board will investigate it.

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There being no further business before the Board, the meeting was moved and carried to adjournment at 8:40 PM.

Respectfully submitted,

Sally B. Eddy, Secretary

<http://www.townofcambridgeny.org>