

Planning Board Meeting
September 8, 2022

The Regular meeting of the Town of Cambridge, Planning Board duly called on Thursday, September 8, 2022 with 5 members present, secretary, Kathleen & Edward Koblensky and Jeff Audi.

Approving of the minutes

Scott Clark motioned, seconded by Ron Ford to approve the minutes from the August 4, 2022 Planning Board meeting as mailed.

Vote: Ayes -5 Noes – 0

Communications

Short discussion on the Budget paperwork and it was decided to keep the figures the same as last year. \$20.00 per meeting/ \$25.00 per meeting Planning Board chair.

Public Hearing for Koblensky Subdivision

Kathleen and Edward Koblensky presented Final survey for the Public Hearing of minor subdivision at 90 County Rt. 59, tax map #280.-2-35, 21 acres. They will be creating 2 new lots, one with 2.57 acres and the other 2.65 acres. Leaving a remaining of approximately 16 acres with the house. The survey map looking the same as the August meeting.

Resolution motioned by Ron Ford,
Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Koblensky Subdivision located at 90 County Route 59, tax map #280.-2-35, 21 acres, and

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, and

WHEREAS, the criteria under the Town of Cambridge Subdivision Rules and Regulations have been satisfied, and

WHEREAS, the Planning Board is of the opinion that no significant adverse environmental impact will result from the action,

NOW THEREFORE, BE IT RESOLVED, that the Planning Board granted final approval of the Koblensky's minor subdivision located at 90 County Route 59, tax map #280.-2-35.

Vote: Ayes – 5 Noes - 0

Audi Subdivision

Jeff Audi from – 1038 Vly Summit Rd. – corner of 74 and Vly Summit/Brownell Rd. Tax Map #261.-2-22, this property was given permission to proceed with survey in spring of 2021. However, due to circumstances with the bank, estate and lawyer this subdivision is now coming before the Board. Mr. Audi has presented the survey creating 2 lots. There are 2 houses on the parcel and they are very close in proximity. The surveyor did a very good job of dividing into 2 lots and still giving enough distance between the lots. Mr. Audi will be keeping the 1.05 acres with one house and selling the 3.19 acres with the other house. .32 acres on the northeast side of Vly Summit will go with the 1.05 acres. Later the .32 acres will be conveyed to neighbor, which is noted in the survey. The Planning Board gave to permission to move forward to the public hearing at the October 6th meeting, the Environmental Survey will be completed then.

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Ron Ford motioned, seconded by Scott Clark to grant Preliminary approval and move forward to the Public Hearing for the Audi Subdivision located at 1038 Vly Summit Rd., tax map #261.-2-22. The Public Hearing will be held at October 6th meeting.

Vote: Ayes – 5 Noes – 0

There being no further business before the Planning Board the meeting was adjourned at 7:46 PM.

The next Planning Board meeting will be Thursday, October 6, 2022 at 7:00 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary