

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, June 3, 2010, 7:30 PM at the Town Hall.

Members present: Charlotte Banzhaf, Earl Horton, Jerry Moppert, Eric Pearson, Mark Rogers, Stuart Ziehm

Absent: Dan Thomas

Others present: Secretary Sally Eddy, Scott Keller, Bruce Rolleston, Jim Buckley

Chairman Pearson called the meeting to order and preside.

Minutes

Jerry Moppert motioned, seconded by Stuart Ziehm, to approve the minutes of the May 6, 2010 meeting as mailed by the Secretary with no additions or corrections.

Vote: 6 – Ayes 0 – Noes

Communications

Chairman Pearson stated he received a letter from Nancy Mabeus, a resident of Durfee Road, and has spoken with her on the phone several times as well. In the letter Mrs. Mabeus listed several suggestions that she would like to see implemented pertaining to the development of the town. Among them were:

- That lots be 5 acres in size with no more than 10 homes per development
- There be 5 miles between developments
- Yards be free of clutter; junk auto and truck equipment be placed under cover or somewhere out of sight
- No BMX bike trails, no auto tracks, no adult stores, no strip clubs, no big box stores
- No landfills, no strip mining, no wind turbines, no big developments (residential or industrial)
- No bicycle races or balloon festivals
- She did advocate a town park, a community pool, family grocery stores, bed & breakfasts. She would like to keep the town rural.

No Unfinished Business

New Business

Last month, Chairman Pearson requested each member write down ideas and recommendations they would like to see implemented that would be beneficial in development of the town. The Town Board has asked the Planning Board to take on that task. Mr. Pearson said that after all members have expressed his/her ideas, each item will be voted upon and, depending upon the results of the vote, the items will be passed onto the Town Board for their consideration.

Jerry Moppert stated he is still not sure what the Town Board has charged the Planning Board to do. He's also unclear if the Town Board approved or rejected the services of legal counsel the Planning Board requested. He asked Chairman Pearson if he could clarify it?

Chairman Pearson replied that at the last Town Board meeting, the Town Board approved the Planning Board to use the services of Attorney Alan Wrigley. The services of the attorneys from Glens Falls were

not approved. Mr. Pearson added we're just giving the Town Board suggestions and it's up to them to figure out the legality of them.

Charlotte Banzhaf suggested contacting the NY State Association of Towns for legal advice. They're available and could answer questions.

Mr. Moppert stated that his impression, after reading the newspaper report, was that the Planning Board's request for legal counsel was denied because of expense and that the Town Board wanted the Planning Board to pursue site plan review.

Chairman Pearson commented it's the whole town we're concerned with not just us seven people. Do the people of the town really want site plan review?

Chairman Pearson called upon each member to give their ideas and recommendations.

Earl Horton recommended a 50ft set back from property lines for new construction; that all driveways be 50 ft in width; and that the town not take over the upkeep and maintenance of any new roads as a means to deter development.

Stuart Ziehm stated he would like to have site plan review more clearly defined. Can we write it any way we want or not; can we really tell someone where to build a house? He would like to investigate it further to determine if it's a tool that would benefit the town or hurt it? We need to get some legal help. If Attorney Wrigley can do it, great, or will we need help from another source?

Jerry Moppert agreed with Mr. Ziehm. He added we don't know the kind of power site plan review has. For several months we've talked about more general issues (ex. Junkyards) and he isn't sure if they are even matters the Planning Board should be addressing. Chairman Pearson remarked that if it's something that concerns you, then put down and we'll give it to the Town Board. We're only making suggestions. Mr. Moppert thought that lot size has to be addressed at some time in the future as a way to control density. He has no idea as to what the size should be. Can site plan review do that?

In an attempt to preserve agricultural land, can we tell people not to put their house in the middle of a lot but instead ask them to locate it on the edge of the property? Maybe we don't legislate. Maybe we can just put forth the principle that we're trying to preserve ag land, encourage people to build on the edge and perhaps they will comply.

Nevertheless, people of the community need to have the opportunity to express their feelings about these matters in a public forum so they can effect what happens.

Charlotte Banzhaf agreed with Mr. Horton. She did suggest getting additional copies of site plan review policies that other towns have adopted for the board to examine. The board already has a few.

Mark Rogers stated the only thing he agrees with that's been talked about is the 50 ft wide access road for emergency vehicles. He commented that other items that have been the topic of discussion, such as junk yards, are regulated by authorities higher than us. He expressed that East Side, a state of the art scrap metal recycling facility, along State Route 149, is a business that's actually good for the community. We could say, in reality, we don't want that type of business here.

Chairman Pearson commented that he's a firm believer that zoning and site plan review could be useful tools and good for the town as it grows. You could have the best intentions, however, once it's voted in different boards could run wild with it.

Before the Planning Board voted on the suggestions, Chairman Pearson opened the floor for public comment. For about an hour the public and the Planning Board engaged in a discussion of primarily the topics board members had talked about among themselves. Among them were: site plan review, minimum lot size, zoning, dumps, tire dumps, ingress and egress roads, variances due to hardships, need to review the current subdivision regulations, the advantage of informing property owners about an agricultural exemption in an effort to preserve ag land.

Chairman Pearson suggested that provision be made for a boundary line adjustment in the regulations since the Planning board has been faced with the matter several times over the years. He recommended that a boundary line adjustment of ± 1 acre between two adjoining property owners and not involving any other land owners would not require a public hearing.

Jerry Moppert suggested Attorney Wrigley prepare a draft model boundary line adjustment proposal to present to the Planning Board for review. Chairman Pearson asked Mr. Moppert to contact Mr. Wrigley.

Charlotte Banzhaf said John Pederson, former Chairman of the Town of Jackson Planning Board, is very knowledgeable in many of the topics that were discussed tonight. She suggested having him attend a meeting so members could ask him questions about the items talked about or any planning issue. The board agreed to her suggestion and she will pursue it.

Chairman Pearson called for a vote on the following items:

Jerry Moppert motioned, seconded by Charlotte Banzhaf, to establish a 50 ft. set back from the center of the road for new construction.

Vote: 4 – Ayes Pearson – No
 Rogers – No

Jerry Moppert motioned, seconded by Charlotte Banzhaf, to establish a 50 ft. setback from property lines for new construction.

Vote: 4 – Ayes Rogers - No
 Pearson – No

Jerry Moppert motioned, seconded by Charlotte Banzhaf, to establish a 50 ft width for all roads in a subdivision for the purpose of safe passage for emergency vehicles.

Vote: 6 – Ayes

Eric Pearson motioned, seconded by Earl Horton, to recommend the Town not take over the maintenance and care of any newly constructed roads.

Vote: 5 – Ayes Rogers – No

Jerry Moppert motioned, seconded by Charlotte Banzhaf, to ask the Town Board, as a subject of interest, to investigate a minimum lot size.

Vote: 5 – Ayes Rogers - No

Jerry Moppert motioned, seconded by Stuart Ziehm, to ask the Town Board to direct Attorney Alan Wrigley to prepare a model “Boundary Line Adjustment Proposal” to present to the Planning Board for the Planning Board’s review.

Vote: 6 – Ayes

A list of the voted on recommendations will be compiled by the secretary and handed to the Town Board for consideration.

Mark Rogers suggested that the board begin reviewing the subdivision rules and regulations little by little each month. It was agreed upon by all members present.

Chairman Pearson suggested examining the first 9 pages of the regs at the July meeting.

There being no further business before the Board, the meeting was moved and carried to adjournment at 9:30 PM.

Respectfully submitted,

Sally Eddy, Secretary