

Planning Board Meeting
December 4, 2024

The Regular meeting of the Cambridge Planning Board was duly called, Wednesday, December 4, 2024 at 7:00 PM at the Cambridge Town Hall.

Present: Scott Clark, Gerald Skiff, Dorothy Yurschak, Valerie Morigerato, Jonathan Shambo, Heather Greenawalt Secretary, Brian Larson, Stuart Ziehm, Patty Krause, Tessa Pemrick, Anne Marko and Michael Marko, Johnie Hatfield

Approving of the Minutes

Dorothy Yurschak motioned, seconded by Jonathan Shambo to approve the minutes from the November 6, 2024 Planning Board meeting as mailed.

Vote: Ayes – 5 Noes – 0

Communications

- Planning Board Chair Scott Clark reported that he had inquiry about software online Database questions.
- He had also been back and forth talking with Easton Planning Board Clerk and the Markos about the Marko property.

Brian Larson Public Hearing Final Approval

Brian Larson – Public hearing held and the final survey reviewed for Tax Map #280.-2-32 65 King Rd. Subdivision of acre lot for his son. The Planning Board reviewed the survey again and the neighbor was present at the meeting again to voice his concerns of the distance of his well to the future septic system. Brian Larson had a signed letter from the County Code Enforcement approving the septic permit for the Spring of 2025. It was mentioned that the Septic would be well over 200 ft from the well. The Planning board said that they would document that this letter was in existence and that there were concerns. The Environmental form was done and an explanation of concerns from the neighbor were written in the report from the Planning Board. Chair Scott Clark wrote an explanation: Potential for newly installed septic system to impact adjacent private water supply. Washington County has issued a permit and the impacted neighbor has contacted code enforcement to address these concerns. If needed redesign of the system should be considered and a boundary line adjustment to allow for further property setbacks. The Planning Board gave final approval of the Larson subdivision.

Resolution motioned by Dorothy Yurschak,

Seconded by Scott Clark,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Larson subdivision Tax Map #280.-2-32, 65 King Rd. parcel 5.25 acres a one-acre lot is being created which his son will be putting a house on,

WHEREAS, the Town of Cambridge Subdivision Rules and Regulations have been satisfied, 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 Larson Subdivision, Tax Map #280.-2-32, 65 King Rd., 1 acre lot created.

Vote: Ayes – 5 Noes – 0 Abstain – 1
Gerald Skiff abstained

English Public Hearing Final Approval

Public Hearing was held for the English Subdivision-Patti Krause was present for property located at 128 English Rd. Tax Map#262.-2-1, she presented the final survey of the 205.3-acre parcel and the 35.07 acres will be subdivided out on the southside of the parcel across the road. The Planning Board found everything to be the same and granted final approval.

Resolution motioned by Gerald Skiff,

Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the English subdivision Tax Map #262.-2-1, 128 English Rd. parcel 205.3 acres and the 35.07-acre lot is being created,

WHEREAS, the Town of Cambridge Subdivision Rules and Regulations have been satisfied, 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 English Subdivision, Tax Map #262.-2-1, 128 English Rd.

Vote: Ayes – 5 Noes – 0

Tiashoke Farms Public Hearing Final Approval

Public Hearing was held for Tiashoke Farms presented by Stuart Ziehm for 7 Galloway Lane – Tax Map #279.-2-23. Subdividing 42.23 acres from the parent parcel of 84.4 acres this is across County Route 74 on the eastside of the Grange Hall. The Planning Board reviewed the Environmental survey and found there to be no significant impact. The Planning Board found the Final survey to be the same as last month and granted final approval.

Resolution motioned by Jonathan Shambo,

Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Tiashoke Farm property located at 7 Galloway Lane - Tax Map #279.-2-23, 84.4 acres across County Route 74 on eastside of the Grange Hall creating 42.23-acre lot is being created,

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

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

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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 Tiashoke Farms property located at 7 Galloway Lane – Tax Map #279.-2-23.

Vote: Ayes – 5 Noes – 0

Marko Public Hearing Final Approval

Public Hearing held for Anne and Michael Marko purchasing property from David Guy Adams Vly Summit Property – Tax Map #261.-2-16.1 Portion of property is in the Town of Cambridge and Town of Easton. Subdividing in both towns. The Planning Board chair for the Town of Cambridge and the Town of Easton meet in November to walk and view the property. The total acreage in the Town of Cambridge will be 3 acres that is subdivided out, Planning Board had concerns about road frontage however they found there to be 51.48 ft which they thought was plenty. The Town of Easton portion was 6.96 acres. It was suggested that when building to put house and well and septic all in the same Town and possibly the biggest acreage which would be Easton. This would make things much easier. The Planning Board approved the Subdivision for the Town of Cambridge portion. The Easton Planning Board meeting would be the end of December and then the Marko's would come back in January and have the final survey stamped and any notes added to the map.

Resolution motioned by Jonathan Shambo,

Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Marko property located at Vly Summit - tax map #246.-2-16.1. The total acreage in the Town of Cambridge will be 3 acres that is subdivided out, Planning Board had concerns about road frontage however they found there to be 51.48 ft which they thought was plenty. The Town of Easton portion was 6.96 acres. acre lot is being created,

WHEREAS, the Town of Cambridge Subdivision Rules and Regulations have been satisfied, 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 Marko Property located at Vly Summit - #246.-2-16.1.

Vote: Ayes – 5 Noes – 0

Scott Clark the Planning Board chair said that he would draft comments and send on to Easton their meeting will be on December 23rd. The Environmental Survey was completed and there is no significant impact found.

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Sketch Plan

Keisha Timms and Kevin Everts presented a sketch for her son's property located at 938 County Route 74 Tax Map #270.-1-2. Property is 4.4-acre lot and they are looking to subdivide out 1 acre lot with the house and then build on the remaining 3 acres. The Planning Board granted permission to proceed with the surveying of the property.

There being no further business before the Planning Board the meeting was adjourned at 8:00 PM.

The next meeting is Wednesday, January 8, 2025.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge