

Planning Board Meeting
February 5, 2025

The Regular meeting of the Cambridge Planning was duly called, Wednesday, February 5, 2025 at the Cambridge Town Hall.

Present: Scott Clark, Valerie Morigerato, Jonathan Shambo, Dorothy Yurschak, Thomas Hemmerling, Planning Board Secretary Heather Greenawalt, Keisha Timms and Kevin Everts

The Planning Board Members welcomed Thomas Hemmerling to the Planning Board.

There was a short discussion whether to email or mail the minutes to members. The Planning Board Secretary said that she would send the Planning Board Rules and Regulations to Thomas Hemmerling and Dorothy Yurschak per request.

Approving of minutes

Jonathan Shambo motioned, seconded by Valerie Morigerato to approve the minutes from the January 8, 2025 meeting as mailed.

Vote: Ayes – 3 Noes – 0 Abstain – 1

Dorothy Yurschak abstained not at the meeting and Thomas Hemmerling is new so wasn't at the meeting either.

Election of Planning Board Officers

Dorothy Yurschak motioned, seconded by Scott Clark to vote Scott Clark as Planning Board Chair to the Town of Cambridge Planning Board. Valerie Morigerato voted Dorothy Yurschak as Vice Chair to the Planning Board.

Vote: Ayes – 5 Noes – 0

Communications

There was nothing before the Planning Board. Heather Greenawalt the Secretary reported that Councilman McIntosh had given the Town Board some paperwork on Solar from NYSERDA. She said that she could scan and send to the Planning Board Members.

VanGuilder Subdivision

Public Hearing held for VanGuilder property Keisha Timms and Kevin Everts presented a survey map 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. It was mentioned that the iron cap pin settings had been added to the mylar copy. Scott Clark the Planning Board Chair added them to the Paper copy of the survey from last month. The Planning Board granted Final Approval.

Dorothy Yurschak motioned,
seconded by Thomas Hemmerling,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the VanGuilder subdivision Tax Map #270.-1-2, located at 938 County Route 74 property has 4.4 acres and they are subdividing out 1 acre lot with the house. Then they will be building a house on the remaining 3 acres,

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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 will result from the action,

NOW THEREFORE, BE IT RESOLVED, that the Planning Board granted final approval of the VanGuilder subdivision, Tax Map #270.-1-2, 938 County Route 74.

Vote: Ayes – 5 Noes - 0

The Planning Board discussed about having certain requirements that must be put on the survey map such as the Town of Easton does. This was brought up due to the Marko subdivision that was in both the Town of Easton and the Town of Cambridge. Some of these things that they list are that the Town recognizes parcel is in Right to Farm law area, whether in ag district and any other thing that might be of concern. Planning Board also mentioned may want to consider that need to have the well and septic noted on the survey maps if applicable.

Heather Greenawalt the Secretary mentioned that she had already reached out to Michelle Skiff the Easton Planning Board Clerk and she said that she would email over the info.

Scott Clark the Planning Board Chair went over some of the things about subdivisions for Thomas Hemmerling the new Planning Board member. These were questions about what could be done in regards to subdivisions. Thomas Hemmerling had some questions if there were concerns about Solar in the Town of Cambridge. Scott Clark the Planning Board chair mentioned that the Town Board has been working towards creating a Solar Law.

There being no further business before the Planning Board the meeting was adjourned at 7:55 PM.

The next meeting is Wednesday, March 5, 2025.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge