

Planning Board Meeting
June 3, 2026

Planning Board meeting was held on Wednesday, June 3, 2026 at 7:00 PM at the Cambridge Town Hall with 4 members present and 13 residents from the Town.

Meeting was called to order by Planning Board Chair Scott Clark at 7:00 PM.

Approving of the minutes

Dorothy Yurschak motioned, seconded by Peter Sheratt to approve the minutes from the May 6, 2026 Planning Board meeting as mailed.

Vote: Ayes – 4 Noes – 0

Communications

Email has been forwarded to all Planning Board members in regards to Sexual Harassment and Work Place Violence Training on June 17th.

Schneider Subdivision

Public Hearing was opened for the Schneider Subdivision at 7:06 PM the mylar copy of the survey was similar to last month. The neighbor attended the meeting, Kevin Keraga; he had a question of whether they would be building a house on the property where the new driveway was being created. He was wondering if the house was going be next to his property? Mr. Keraga mentioned that he was not objecting he was just wondering. Scott Clark asked if the Board had any thoughts or questions. There were none. The Public Hearing was formally closed. The Planning Board granted Final Approval.

Dorothy Yurschak motioned,
seconded by Peter Sheratt,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Schneider subdivision located at 267 Gillis Rd - 254.-1-3 – Subdividing out wooded section to merge later with vacant parcel (originally Mary Lennon property) The total acreage to go with the house is 9.03 acres and the remaining 21.1 acres will be merged to other lands of the Schneiders Tax Map #254.-1-37.2.

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 Schneider subdivision, Tax Map #254.-1-3, 267 Gillis Rd.

Vote: Ayes – 4 Noes - 0

Wilbur Subdivision

Public Hearing was opened for Wilbur Subdivision Tax Map #279.-1-6.1 –located at 89 Tollison Rd – 197.6 acres parcel contains the Dairy Farm and with 2 residents on the property. Looking to subdivide off Clifford and Janices house on Whiteside Road. The total acreage to go with the house will be 5.12 acres. The Public Hearing was held and everything was fine with the survey so Final approval was granted. The Short Environmental form was the wrong form and that will be corrected. The Short Environmental form was still filled out by the Planning Board and no impact was found. Matthew Wilbur will be doing another subdivision of 2 parcels separately will be discussed later in the meeting.

Dorothy Yurschak motioned, seconded by Peter Sheratt to approve the Environmental with no impact found with the existing structures.

Vote: Ayes – 4 Noes – 0

There was no public comment and the Public Hearing was closed at 7:25 PM.

Scott Clark motioned,

Seconded by Valerie Morigerato,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Wilbur Subdivision Tax Map #279.-1-6.1 –located at 89 Tollison Rd – 197.6 acres parcel contains the Dairy Farm and with 2 residents on the property. Looking to subdivide off Clifford and Janices house on Whiteside Road. The total acreage to go with the house will be 5.12 acres.

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

Vote: Ayes – 4 Noes - 0

Survey Map review

Proch Subdivision

Lisa Proch and Laurie Moore presented a survey map for – 1068 County Route 60 – 246.-1-30 survey of 7.40 acres subdividing off the upper field to her sister and brother-in-law in the amount of 5.09 acres and would be merged with Laurie and Terry Moore's property tax map #246.-1-30.1. The remaining lands of tax map #246.-1-30 would stay with Lisa Proch. The Planning Board had concerns that the whole parent parcel was not surveyed and the original piece was not taken into account and surveyed. The Planning Board mentioned that the

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Secretary would contact Bill Lapan at the County in mapping. This will tell the Planning Board how to proceed with the survey and will be addressed at the next meeting.

Wilbur Subdivision

Matthew Wilbur would like to subdivide off acreage from the same parcel presented Tax Map #279.-1-6.1 – 89 Tollison Rd. This was a survey that was created in past and never filed. This is on the Southwest portion near Janice and Clifford's residence in woods on Whiteside Rd. Approx. 2 – 3-acre parcels, survey map was presented and one piece would be 3.14 and other 3.65 acres. The Planning Board suggested contacting surveyor for updating of the map and the pins need to be set.

Watkins Subdivision

Marion and Alan Watkins property located at Corner of Conley and Belle Rd. tax map #280.-1-7.3 proposing a 6-lot subdivision of approximately 3 acres per parcel. They will have to see what the surveyor suggests and whether the section that is wet makes a difference of how many lots. The Planning Board did mention that 5 or 6 lots is the difference of a minor and a major subdivision. Another concern is to make sure that have enough road frontage suggested talking to Highway Superintendent. They are not sure yet if lots will be sold for building lots or not. The Planning Board told them to proceed with survey.

There being no further business before the Planning Board the meeting was adjourned at 8:05 PM. The next meeting will be Wednesday, July 1, 2026 at 7:00 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge