

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

P.O. Box 56, Knox, N.Y. 12107

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 8 January 2015

Present: Earl Barcomb, Bob Price, Brett Pulliam, Dan Driscoll, Bob Gwin, Betty Ketcham

- Meeting called to order at 1928.

Approval of the draft minutes of the 11 December 2014 meeting.

- Minutes of the 12/11/14 meeting were reviewed and approved without modification.

New Business

Tennessee Gas Pipeline:

Tennessee Gas Pipeline will be putting a pipeline across the southern part of the Town, starting at the Schoharie County border and traversing 3.6 miles to the Berne town line. Bob Price committed to the Town Board that the Planning Board would produce a map showing the proposed route. Betty Ketcham created an initial map and will overlay it on the tax parcels of the Town. This will aid the Town in being able to field questions from residents on whether certain property will be affected.

Bob Price has not heard back on his inquiry regarding the items below and is still investigating:

- Operating pressure
- Volumetric flow per day/month
- Expansion of the right of way
- Locations of pumping/compressor stations
- Hazard risk
- Noise/Nuisance

FEMA Floodplain Insurance:

Bob Gwin obtained a hard copy of the regulation from the Town Clerk. The maps available online show that only a small area of the Town is impacted. After reading through the regulation, Bob Gwin argued that the Planning Board would not be qualified to make decisions on all parts of the notice. For example, ensuring that building codes are being met. He also stated that the notice seemed duplicative under the site plan review process owned by ZBA, which has provisions for floodplain protection. Dan Driscoll suggested creating a rule that requires ZBA to alert the Planning Board of any development in a floodplain.

There is a public hearing scheduled for 13 January 2015 at the Town Hall regarding the FEMA Floodplain insurance. Bob Price will attend the public hearing on behalf of the Planning Board to share this information with the Town Board.

Updating of the Zoning Ordinance:

The Zoning Ordinance was last updated in 2013; any regulations after September 2013 have not been incorporated. The Planning Board discussed who should own the process of updating the Zoning Ordinance when the Town passes a new regulation. Dan Driscoll and Bob Gwin argued that this was better suited for the Town Clerk than the Planning Board. A procedure should be outlined for communication of updates between the Town Board, Town Clerk and Planning Board. The Zoning Ordinance should always be up-to-date and available to Town residents, both electronically and at the Town Hall. Bob Price will discuss the updating of the Zoning Ordinance at the next Town Board meeting.

With no further questions from the audience, Earl Barcomb made a motion that the meeting be adjourned. Brett Pulliam seconded the motion. There were 6 Yea and 0 Nay.

Meeting adjourned at 2016.

Next meeting - Thursday, 12 February 2015 @ 1930.