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**Town of Knox Planning Board**

***Established 1822***

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**Planning Board Meeting Minutes**

**Minutes:** 8 March 2018

**Present:** Tom Wolfe, Bob Price, Deb Nelson, Betty Ketcham

Not Present: Brett Pullium

Meeting called to order at 1940.

Minutes from February 2018 meeting approved with no revisions.

**Request for a merger of 2 lots**

1. Carlo Viglione contacted Tom Wolfe to discuss possibility of meeting with Planning Board to discuss the merger of 2 lots, in order to build a home.
2. Not in attendance, unable to discuss.

**Subdivision on Bell Road**

1. Chris Czrew who is representative for the owner of the land, Robert Young was unable to be at the meeting.
2. Audience members attended in order to discuss and voice their concerns of this proposed subdivision.
3. Patrick Walter who lives at 41 Bell Road was in attendance and voiced concerns. Concerns included:
	* Current problems with water supply and quantity, how would it be effected?
	* Would like Environmental Impact study, land tax impact study, traffic impact study, and septic impact study done prior to anything being approved.
	* Current agriculture farm land that is in use.
	* Pollution that may occur and seep into the creek that borders the land and peoples properties.
	* Increased road construction.
	* Overall feels this would be a poor decision by the town to allow this man to do this subdivision and build multiple homes.
4. Kevin and Andy Kush who live at 90 Bell Road, the old Orsini Farm, were both in attendance and voiced their concerns. Concerns included:
* Own a horse farm called KMA.
* Moved up here from Dutchess County after 911 and from the first day had trouble with having enough water. After years of trying different things, pouring “their life savings” into this property, pounding the well, they were able to have help digging out the pond on their property down to the “blue clay” which then provided them with beautiful drinking water. They no longer have a problem with water quantity but if this subdivision takes place, could they lose their water?
* Community character.
* Preserving active agriculture.
* Traffic Safety
* Fire safety, where will the water come from for a fire?
1. Nel McCully who lives at 204 Bell Road was in attendance and voiced her concerns.
* Seconded what Patrick Walter said, as they discussed their concerns with each other.

**Training for Planning Board**

1. Tom to send out an email about reserving spots to attend the class. It is on April 26 2018.

**Route 146 Business Discussion**

1. Tom Wolfe in contact with Sean McGuire from the Capital District Regional Planning Commissions. (Neutral Facilitator) Discussion of a grant for the informational meeting regarding proposed business district.
2. Proposing to do public meeting facilitation. They would be an objective facilitator for the public regarding the proposed business district on route 146.
3. We would need at least 20 volunteers to attend in order to match the CDRPC. They would come and listen without bias.
4. Grant before the Town Board as of tonight. If approved with a resolution of support Vas Lefkaditis, Town Supervisor will sign it and fax back to CDRPC.
5. Planning Board members can discuss with CDRPC how they would like the informational gatherings to proceed in regards to the structure and format of the informational meetings with town members.

**Business District on route 156/157**

1. Consisits of 18 parcels.
2. Public hearing to be held 3/13/18.
3. In attendance to discuss with Planning Board members is the town attorney Javid Afzali from Whiteman, Osterman & Hanna LLP.
* Began by speaking about EAF part 1 (long form) that has been given to planning board which includes a map of the parcels.
* Notice to the public to include specific parcels.
* Considered a Town Board initiative for the re-zoning of 18 parcels.
* Reviewed requirements for proceeding with this include notices to the effected parcels and the town as a whole, hold a town meeting and if a SEQRA needs to be completed.
* In regards to the SEQRA and the proposed business district, since it is just a re-zoning, nobody has approval so there are no other involved agencies.
* In the town zoning ordinance requirements, section 70, there is a process in which the Planning Board gives recommendations or approval. If Planning Board gives approval they send that approval to the Town Board and from there the Town Board continues on with their deliberation and planning. If they do not give approval or give negative feedback, the Town Board could still approve the re-zoning but must specifically address the concerns of the planning board.
* After the first public meeting, the application will be deemed complete and that is when a notice will go out to the planning board, and then they can voice all specific concerns regarding the proposed business district.
* Part 2 of this application includes having full impact studies done. This occurs after the first public hearing.
* Notices mailed directly to the parcels effected by the business district as well as “buffering” parcels. Town wide notice printed in the Altamont Enterprise and placed on the Town website.
1. Regarding future notices to the public, concerns were raised about best way to notify all of the town’s people.
* Andy Kush of 90 Bell Rd had the concern of how are the people notified that might be elderly and not have internet or receive the enterprise? Suggested that a town wide letter be mailed to every resident notifying them of things like this business district.
* Patrick Walter of 41 Bell Rd second Andy’s concerns of public notification.
* Suggestion by a town member in attendance that there is a line in the budget for public notification.
1. Discussed briefly what may be included in a business district.
* Patrick Walter of 41 Bell Rd voiced concerns about what businesses may “pop-up” in our town. Discussed options for business districts, for example putting more money into agriculture and the possibility of receiving grants for this instead of large businesses. Also asked how certain areas were chosen for proposed business districts.

**Discussion of Solar Array panel constructed by Borrego**

1. Frank Muia, who lives on Bell Rd in attendance to discuss his concerns with newly constructed solar array panel.
* Feels Borrego deceived the board in what they were doing.
* Asking the Planning Board to take some action.
* Borrego leased the land from Mr.Zewert, on top of what was discussed with the Planning Board. Not the original plan. Instead of a single utility pole what is there is a large road and six utility poles.
* Discussion of Mr.Zewert and the need for a variance that he did not get, nor did Borrego.
1. Planning Board can review the original application to see what was actually included. In the review can see if a variance was needed for the leasing of Mr.Zewert’s land.

***Motion to Adjourn the Planning Board Meeting made by Betty Ketcham and second by Deb Nelson.***

Meeting adjourned at 2140. Next meeting-Thursday April 12 2018.