

**PLANNING BOARD, TOWN OF KNOX, ALBANY COUNTY**

**P.O. BOX 56, KNOX, NY 12107**

**MEMORANDUM**

**13 January 2017**

TO: Knox Town Board

RE: Full statement regarding Town Board's proposed amendment to designate the area near the intersection of routes 156/157 as a Business District

**Background:** As per **Section 70** of the Town of Knox, NY zoning ordinance<sup>1</sup> this is the Knox Planning Board's full statement regarding its recommendations on the Town Board's proposed zoning ordinance amendment to create a new business district in the area near the intersection of routes 156 and 157. The following resolution is recorded in the planning board minutes located on the Town website (accessed 1/4/17).

**11/10/16 Resolution (From Draft Minutes):** Debra Nelson made the following motion: whereas the town allows for home businesses throughout the Town and based on concerns expressed by the Board and CAC including safety, infrastructure, geology and lack of demand, we make a motion that we do not establish an additional business district at this time. Instead, we should focus our efforts and continue to work with the Town Board and comprehensive planning process to explore potential business districts in the town. Brett Pulliam seconded the motion. There were 5 Yeas and 1 Nay from Tom Wolfe.<sup>2</sup>

Earlier in 2016, planning board member Tom Wolfe read a statement of dissent to the planning board decision against the business district. This statement is available in the June 2016 minutes of the Town Board.<sup>3</sup>

**Recommendations:** Discussions about the Town Board's proposed zoning ordinance amendment are well documented in various minutes of the Planning Board and Town Board.<sup>4</sup> These minutes describe the universe of considerations

<sup>1</sup> [http://www.knoxny.org/uploads/3/9/1/5/39151279/master\\_zo\\_13th\\_amendment\\_2014\\_final\\_maps\\_inc.pdf](http://www.knoxny.org/uploads/3/9/1/5/39151279/master_zo_13th_amendment_2014_final_maps_inc.pdf)

<sup>2</sup> [http://www.knoxny.org/uploads/3/9/1/5/39151279/2016-11\\_draft\\_v2.pdf](http://www.knoxny.org/uploads/3/9/1/5/39151279/2016-11_draft_v2.pdf)

<sup>3</sup> [http://www.knoxny.org/uploads/3/9/1/5/39151279/june\\_minutes\\_2016\\_-\\_final.pdf](http://www.knoxny.org/uploads/3/9/1/5/39151279/june_minutes_2016_-_final.pdf)

<sup>4</sup> <http://www.knoxny.org/board-minutes-archives.html>

that went into the Planning Board's decision, including Conservation Advisory Council input, input from a rural planning consultant who is working with the Town to update the Comprehensive Plan, Town Board input, safety, infrastructure (sewer, water, signage, lighting, sidewalks, etc.), geology, market demand, and the need for greater public feedback through public information meetings. In order to defend the establishment of a new business district here, a rational, objective analysis tied to a current comprehensive planning process would be needed.

RBP/C:\OFFICE\KNOX\BUSINESS DISTRICT 3\MEMO RE BD 3 RTE 156-157-1.wpd