

**PLANNING BOARD  
TOWN OF KNOX  
ALBANY COUNTY  
Established 1822**

**PLANNING BOARD MEETING MINUTES**

July 14, 2011

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

Meeting called to order at 1935.

The Board began by reviewing the **June 9 minutes**. A motion was made by Member Barcomb to approve the minutes as written, duly seconded by Member Ketcham and approved unanimously.

**Chairman Price** began the meeting by introducing Joan Bentley as the new Planning Board Recording Secretary.

**At their Tuesday meeting, the Town Board authorized Attorney Dorfman** to make changes to the zoning ordinance. There was a question about flagpole lights, not sure about that. Can the Town make the ordinance more strict? This will be further explored.

**Rick and Nancy Franze were present** to discuss their proposed subdivision on the previous Mike Scott property. They have a map already drawn. They are requesting this subdivision in order to give the back portion of this property to their son. The one condition is **that a firmly written easement be drawn up and go with the parcel of property, not the owner**. Maximum slope of easement is approximately 45'. Driveway 500' requirement meeting NYS Building Codes. This subdivision will require Public Hearing. Concerns about who will maintain the driveway. It is currently 30' wide, the **Board** would like to see it wider. Is it possible to decrease the steepness? Board suggested moving driveway and make the easement from that point. Mr. Franze will check with Attorney Dorfman regarding NYS Building Codes and Mr. Franze will also do some further research. **Member Driscoll** moved to accept the platt presented as the sketch plan for a major subdivision. Seconded by **member Barcomb and carried unanimously**. The Franze's were instructed that they must notify their surrounding neighbors of the subdivision hearing which will be held on **August 11, 2011**, by registered mail with return signature cards. These must be presented at subdivision hearing. Mr. Franze was also instructed by Board that he needs 1 Mylar copy and 6 regular copies for the hearing.

**Member Gwin** led a discussion of the Power Plant Sites Project law. We have about 1 year to comply with this law. It drops the threshold for the board. This covers any type of power project.

On 06/24/11 **Member Price** had a meeting with the folks involved with the Ernest Walk estate on 146. There is a subdivision being planned and they would like a smaller plot.

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**Member Driscoll** states we are very close to a decision on the Neg Dec proposal. The town does not allow commercial wind turbines, the Planning Board will not recommend these. The suggestion will be for the Town Board to take another look at the Planning Board's Comprehensive Plan.

**Member Driscoll** will complete the Environmental Assessment Form in time for our next meeting.

**Member Barcomb** will check on kilowatt size allowable on the NYS website.

After a motion to adjourn was made by **Member Gwin, duly seconded by Member Price and carried unanimously**, the meeting was adjourned at 2035.

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The next meeting will be held on 08/11/11 @ 1930.