

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

**PLANNING BOARD MEETING MINUTES**

November 11, 2010

Present: Dan Driscoll, Bob Gwin, Betty Ketcham, Stew Kidder, Bob Price, Brett Pulliam

Meeting called to order at 1931

The Board began by reviewing the **October 14 minutes**. Motion was made by Dan Driscoll to approve as written, duly seconded by Stew Kidder and passed unanimously.

**Chairman Price gave the board an update on the Shako property located in the Town of Wright that had been discussed by the board at the October meeting.** Mr. Price sent a letter to Kurt Von Steel, Planning Board Chair, Town of Wright. It notified him of the decision made by the Knox Planning Board at the October meeting regarding the Shako property division. It was the Knox Planning Board's opinion that the decision of the Wright landowner to divide his property was not an issue for the Town of Knox; however, we appreciated being notified of the potential visual impact on a Knox homeowner.

**We then heard from Knox property owner, Joe Primiano about a proposed property line adjustment to his mother's 20 acre parcel.** The request is to split the 20 acres into two lots, one of 15 acres and one 5 acres. The 5 acre lot will have the house on it and Mr. Primiano's son intends to buy this lot and take care of Grandmother in her home. The remaining lot of 15 acres would be purchased by Mr. Primiano and would be added as open land to his already adjoining property.

The board looked at the drawings of where the property is located and Chairman Price noted that the property in question was partially in Berne as well as Knox and that might make this situation a little more difficult. Chairman Price suggested Mr. Primiano notify the Town of Berne of his request as well. Mr. Primiano said he had already gone to the Town of Berne, and that they suggested he take the Matter to Knox since the majority of the property and the house were all located in the Town of Knox.

The Board agreed that that made sense and that in the Town of Knox this sort of division is allowable under the one cut rule. Chairman Price asked Mr. Primiano to register the map with the County so Russ Pokorny would receive an accurate map of the area.

**The meetings and conferences that the board members attended over the last month were then addressed.**

The Duanesburg Meeting: Brett Pulliam, Bob Gwin and Dan Driscoll attended. Mr. Driscoll said Attorney Robert Keller was one of the speakers and had some interesting points in respect to wind

turbines such as a creating a wind energy zone and seeking benefits from prospective developers. Also a speaker at the meeting was David Mosier from Albany County Soil and Water. He spoke about erosion and sediment.

The Warren County SWCD Storm Water Conference that Betty Ketcham attended was also attended by an audience member who said that Todd Mathis spoke about what the a town can do to protect themselves when a company comes in with a proposed development, such as the three counties that got together to analyze road damage caused by hydrofracking.

Betty Ketcham, Lisa Chase and Stew Kidder are all registered to attend the Capital District Regional Planning Commission's Planning Board Overview Workshop in Colonie on November 22<sup>nd</sup>.

Chairman Price finished attending the seminar "The Effects of Climate Change on the Hudson River Estuary". He noted an interesting fact that the state of New York owns all land up to the high water mark. In the case of river front properties, if the river goes up 10 feet, a property owner may not own as much property as they once did. One of the potential impacts of this law is that millions of taxable land will come off the books as land is turned over to the state. Unfortunately up till now no one has spent any time figuring out what to do about this issue. The State is just beginning to release maps indicating the areas that will be affected by the rise of the river due to climate change in the coming years.

**Chairman Price brought up the idea of a town creating a conservation easement when a developer negotiates building on smaller lot sizes than the Town Zoning Regulation allows.** The idea would be to negotiate with the developer on how many houses they could build with a more dense development and negotiate for some of the extra money to be used by the Town to purchase a conservation easement on land elsewhere in the Town.

**Chairman Price addressed an email he received on June 1<sup>st</sup> from Board Member Bob Gwin regarding the WECS Ordinance.** The email referenced a fact that while reviewing the latest revision he noticed that Item F 2. on page 14 had reappeared after they had discussed previously that it be removed. After discussion and agreement by the board it was decided to delete that entire paragraph from the document and insert the following paragraph in its stead:

- 2) Easements shall be recorded in the County Clerk's Office and shall describe the benefited and burdened properties. Such easements shall be permanent and shall state that they may not be revoked without the consent of the Planning Board, which consent shall be granted upon either the decommissioning of the benefited wind turbine in accordance with this law, or the acquisition of the burdened parcel by the owner of the benefited parcel or the wind turbine.

Upon a motion made by Brett Pulliam and duly seconded by Stew Kidder, the meeting was adjourned at 20:24.

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The next meeting will be held on December 9<sup>th</sup> @ 1930