

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 11 December 2014

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

- Meeting called to order at 1927.

Agenda:

1. Approval of the draft minutes of the 13 November 2014 meeting.
 - a. Minutes of the 11/13/14 meeting were reviewed and approved without modification.
2. More discussion regarding the notice of the expanded Tennessee Gas pipeline through the southern edge of the Town. Review of the latest information.
3. Discussion regarding the status of the One Cut Rule.
4. FEMA Floodplain Insurance.
5. Questions from the audience.

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 is currently working on the map that will include boundaries.

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 four new compressor stations
- Locations of pumping/compressor stations hazard risk
- Noise/Nuisance

Bob reported that Town Supervisor, Mike Hammond, has received calls from town residents inquiring about the impact of the proposed pipeline on their property.

One-Cut Rule:

Bob Price reported that an Albany attorney, representing a client that owns property in the Town, inquired about the existence of the Town of Knox One-Cut rule, where by property can be subdivided without oversight/approval from the Planning Board.

Bob has begun to investigate whether the Town is legally obligated to notify the County when a subdivision occurs on a state or county road. He contacted the Albany County Planning Department and

was directed to call an attorney at the NYS Department of State but the conversation did not prove worthwhile. Bob will continue to investigate this matter.

FEMA Floodplain Insurance:

Town Attorney, John Dorfmann, received a package from FEMA regarding new regulations for floodplain control and insurance. At the December Town Board meeting, it was decided that Town residents will be required to secure permission from the Planning Board in order to build in a floodplain, in addition to incurring a \$100 application fee.

John Dorfmann is in the process of obtaining a set of guidelines and maps for the Planning Board to assist in the decision-making process.

With no further questions from the audience, Earl Barcomb made a motion that the meeting be adjourned. Brett Pulliam seconded the motion. There were 5 Yea and 0 Nay.

Meeting adjourned at 1956.

Next meeting - Thursday, 8 January 2015 @ 1930.