

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 11 June 2015

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

- Meeting called to order at 1928.

Approval of the draft minutes of the 14 May 2015 meeting.

- Minutes of the 05/14/15 meeting were reviewed and unanimously approved without modification.

Old Business

Zoning Ordinance-Lighting Requirements

After reviewing many surrounding town lighting requirements, Bob Gwin presented his findings and ultimately referred to Town of New Scotland Local Law 3 of 2012.

(1) To assure that artificial lighting fixtures do not adversely affect neighboring properties, the Code Enforcement Official shall have the authority to require changes to existing artificial lighting fixtures to reduce and minimize glare and the splaying of light at the property lines and to assure continuous compliance with this section. Such changes may include, but are not limited to, directing the owner to remove the artificial lighting fixture, or directing the use of lower wattage bulbs, the addition of shields to deflect light, and/or directing changes to the angle of the fixtures or shields. Enforcement of this Local Law shall be administered in accordance with Section 190-86 of the Town of New Scotland Code. Failure to implement the changes, as directed by the Code Enforcement Official, within the time fixed for compliance by the Code Enforcement Official in the Notice of Violation or Order to Remedy shall be a violation.

The New Scotland ordinance also includes a clause whereby authority is given to the zoning official to negotiate a solution when a lighting complaint is made. This procedure was used successfully in two separate cases in 2012.

The lighting requirement in the Knox Zoning Ordinance should be clarified. Currently, no exclusions exist for holiday lighting, handicap ramps, flagpoles, pools, exit signs, fire department facilities and athletic or walkway lighting. The Zoning Ordinance also lacks standards and limits for business lighting.

The Board discussed modifying the existing Knox lighting requirements. There was also discussion regarding the use of the word 'glare' as it is a subjective term. Bob Gwin suggested that lumen standards are common and may be used to better define 'glare'. A simple and inexpensive lumen meter can be used to measure light from a source at a property line. The Town does not currently own a lumen meter. Bob Price will compare foot-candles to lumens as a term of measurement.

Bob Gwin will draft a recommendation for the Town Board, including a process for a zoning official to assist in resolving the complaint, a full list of exemptions and the recommended number of lumens at property lot lines (1 for residential, 2 for business). The Board would also like to discuss the recommendations with the BZA since it will impact the BZA role.

Zoning Ordinance - Noise Requirements for Site Plan Review

Dan Driscoll presented the noise section for Site Plan Review that he wrote for the WECS regulation and recommended that the Board offer a version of this noise requirement as an amendment to the Zoning Ordinance.

Specifically, there was discussion about the noise impact of inverters from large solar arrays on the Town since an inverter building would be referred to the Planning Board for site plan review.

Dan will draft a proposal to the Town Board. An amendment will be made to Article 6, 61 F 4 K, pg 67.

With no further questions from the audience, Earl Barcomb made a motion that the meeting be adjourned. Brett Pulliam seconded the motion. There were 6 Yea and 0 Nay.

Meeting adjourned at 2044. Next meeting - Thursday, 9 July 2015 @ 1930.