

# PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

*Established 1822*

## PLANNING BOARD MEETING MINUTES

**Minutes:** 12 November 2015

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

- Meeting called to order at 1930.

Approval of the draft minutes of the October 2015 meeting.

- Minutes of the 10/08/15 meeting were reviewed and unanimously approved with modifications, per email.

### Old Business

#### **Zoning Ordinance-Business District Updates (13<sup>th</sup> Amendment)**

Betty Ketcham will provide a new map to be inserted into the Zoning Ordinance on Pg. 23. The Infrastructure Town of Knox Map, currently located at the back of the Ordinance, will be moved and reinserted on Pg. 27. Betty will ensure that the new maps include Business, Multi-Use and Ag & Mining district boundaries and roads. Once complete, the updated Zoning Ordinance will be given to the Town Board. The Planning Board is requesting printed copies for the Town Board, Planning Board and ZBA members. The new version will be posted on the Town website by Tara Murphy. Bob Price will present this update at the December Town Board meeting.

#### **Zoning Ordinance-Noise Requirements for Site Plan Review (planned 14<sup>th</sup> Amendment)**

The Planning Board has approved the Noise Requirements for Site Plan Review proposal and EAF. Both the proposal and EAF have been provided to the Town Board.

***Dan Driscoll made a motion to pass the proposed amendment to recommend the Town Board hold a public hearing. Bob Gwin seconded the motion. There were 7 Yea and 0 Nay.***

#### **Zoning Ordinance-Lighting Amendment (planned 15<sup>th</sup> Amendment)**

The Board discussed the need to list out holidays in the Lighting section. Bob Gwin stated that other towns use the term "holiday" without further definition but some have time limits of 30 or 45 days.

***The Board was polled as to whether or not to include time limits in the proposal. There was one member that voted for time limits to be included; six members voted to not include a time limit for holiday lighting. Time limits will not be included in the proposal.***

Exemption f: For "lighting for athletic fields...only with permit from authority", Bob Price requested a definition of "authority". The Planning Board will act as permitting authority via the site plan approval process and the line will read, "with site plan approval from the Planning Board".

Section I: For second sentence, the word "impinging" will added before the word "on".

Section III, A2c: Per Bob Gwin, "where practical" phrase is commonly used wherever some discretion is appropriate because it is impossible to fully define all possibilities. The Board discussed this phrasing at length.

***Tom Wolfe made a motion to remove the phrase from the proposal. Bob Price seconded the motion. There were 6 Yeas and 1 Nay.***

Bob Gwin will modify the draft lighting amendment based on the discussion and will revise the form to be consistent with the Notice of Public Hearing that Dan Driscoll prepared for the noise requirements amendment. Bob Gwin will prepare the EAF using the same files that Dan Driscoll used for the noise requirements amendment in time for the December meeting.

**Zoning Ordinance-Commercial Solar Array (16<sup>th</sup> Amendment)**

Commercial Solar Array will be included in the table in Article IV, Section 44 under *Commercial Parking Lot*. The table will read as follows: A, A, A, N, N, A, A. The Board discussed whether residential solar arrays would be considered commercial if leased from a parent company. Ultimately, the Board decided that arrays used in a residential capacity should not be considered commercial.

Tom Wolfe will complete the EAF on the Commercial Solar Array. Bob Price will be recused from any voting related to the Commercial Solar Array.

**Zoning Ordinance-Other Updates**

Jenn will compile a list of identified typos. The typos will be presented to the Town Board and they can decide whether or not to hold a public hearing on the proposed minor changes.

Article IV, Section 44--Greenhouse nursery: The Board discussed the P in column MRD—it may be a typo as P should be in column AM. Bob Price will investigate further.

***With no further questions from the audience, Earl Barcomb made a motion that the meeting be adjourned. Brett Pulliam seconded the motion. There were 7 Yeas and 0 Nays.***

Meeting adjourned at 2048. Next meeting - Thursday, 10 December 2015 @ 1930.