

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 11 February 2016

Present: Bob Price, Bob Gwin, Betty Ketcham, Tom Wolfe, Dan Driscoll, Brett Pulliam, Debra Nelson

- Meeting was called to order at 1932. Bob Price expressed his pleasure that Dan had been reinstated as a Board member and congratulated Debra Nelson on her appointment.

Approval of the draft minutes of the previous month's meeting.

- Minutes of the January 2016 meeting were reviewed and unanimously approved without modification.

New Business

Brian Whipple presented a survey map to the Board and indicated the boundaries for the 20.66-acre parcel that he is planning to sell under the town's One-Cut rule. The Board discussed the planned changes and advised Mr. Whipple to make sure that the information was filed properly with the Albany County Clerk's Office so the County Office of Real Property Services knew about the change. His attorney will draw up the proper paperwork for the sale, taxes, etc.

Bob Price shared information with the Board members related to the CDRPC seminar scheduled for the 31st of March. If interested, Board members should contact Bob Price and he will bulk-register the group.

Brett Pulliam presented a modified a map provided by the Town board to indicate the Time Warner cable locations were available in the Town. The map was passed on to Betty in order for house/street information to be overlaid. The final version of the map will be sent back to the Town Board and eventually to TW as part of a plan to provide high speed Internet access throughout the Town.

Amy Pokorny has put together a Planning Board FAQ and would like to add it to the town website's Planning Board section as a resource. Bob will email it to the other members and the Board will review it next month for corrections/additions before sending it back to Amy.

Bob Price also brought up the problem in the Zoning Ordinance that prohibited the re-opening of a non-conforming business an after 18 month closed period and suggested that the Board begin to think about why that prohibition was adopted and whether or not it should be changed.

Old Business

Zoning Ordinance-Noise Amendment

To comply with the Town Board's recommendation concerning the proposed noise requirement for Site Plan Review, Dan Driscoll recommended the addition of the following sentence at the end of the 61F.4.(k)i subparagraph:

"Emergency alarms, such as fire alarms and break-in alarms, and agricultural equipment and operations, as described in Article V, Section 50A9, are exempt from this requirement."

Dan made a motion to accept the change and return to the Town Board with a recommendation that they hold a public hearing. Debra seconded the motion. There were 7 Yea and 0 Nay.

Zoning Ordinance-Typo Corrections

Dan Driscoll noted that in the 11th Amendment of the Zoning Ordinance, dated 11 June 2013, it indicates that the definition of Riding Academy is deleted. However, the definition is still present in the current version. There was some discussion about whether or not the definition should be kept in the ZO with no final decision.

Zoning Ordinance-Lighting Amendment

To comply with the Town Board's recommendation concerning lighting attached to home structures, Bob Gwin suggested removing the entire sentence *"Lighting attached to home structures shall not exceed the height of the eave."* in Section II, A.2.f. The Board discussed height, impact and other words to use in place of 'eave'.

Dan Driscoll made a motion to replace the word 'eave' with 'roof'. Tom Wolfe seconded the motion. There were 7 Yea and 0 Nay.

The Board continued discussing other takeaways from the Town Board meeting as they relate to the Lighting Amendment. Dan Driscoll made a recommendation to suspend further discussion until the Town Board meeting minutes were available. Bob Price will request a copy of the minutes and send them to the Board for review in time for the next meeting. Debra will work with Bob Gwin on the Lighting Amendment going forward.

Zoning Ordinance-Commercial Solar Array

Bob Price formally recused himself from participating directly in the details of creating the Commercial Solar Array amendment. Bob Gwin and Debra Nelson have agreed to take on the task of developing the needed changes to the Zoning Ordinance. They proposed that it be divided into two sections: 1.) Small-scale projects permitted in Residential, Agricultural and/or Business districts, 2.) Large-scale projects permitted only in agricultural districts. There was some discussion about whether large scale arrays should be allowed in Residential Districts.

The draft will include review of maintenance plan, emergency planning coordination and will consider allowable lot coverage size, allowable locations, the threshold for Site Plan review and what other communities have done to protect themselves from the impacts of solar arrays.

With no further questions from the audience, Dan Driscoll made a motion that the meeting be adjourned. Brett Pulliam seconded the motion. There were 7 Yea and 0 Nay.

Meeting adjourned at 2103. Next meeting - Thursday, 10 March 2016 @ 1930.