

# PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

*Established 1822*

## PLANNING BOARD MEETING MINUTES

**Minutes:** 9 June 2016

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

- Meeting was called to order at 1931.

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

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

1. Bob Price shared several resource documents pertaining to Commercial Solar Arrays from NYSERDA and a draft local law from North Carolina.
2. Reminder: there is a public hearing scheduled for June 14th to discuss the noise, light regulation and typo amendments.
3. Dan Driscoll circulated the solar amendment and received feedback from the CAC. They recommended that detail be added to clarify the town's general concerns including the importance of visual impact.
4. Dan Driscoll updated the Board on his exchange with Amy Lauterbach Pokorny regarding her questions/comments on the noise amendment. He stated that he was able to sufficiently respond to her questions in time for the upcoming public hearing.
5. Bob Price shared a May 2007 document titled Town of Knox Planning Board Bylaws and Policies & Procedures. No one on the Board has a recollection of this document and there have been no bylaws in place for as long as Bob Price has been chairman; the document was deemed not applicable.
6. The Board requested that public hearing notifications be posted more prominently on the town's website including on the homepage with a link to the official notice. Jenn will follow up with Tara Murphy on this request.
7. Bob Price requested that two more Zoning Ordinances be printed for the remaining members. Jenn will follow up with Tara Murphy on this request.
8. Robert Garrity, Project Manager and Field Engineer of Borrego Solar, presented information on a proposed solar project off Old Stage Road and Route 156. Rob has been developing solar in Albany County for 14 years and recently signed a 20-year lease (with two five-year options) with the Whipple's for 10 of 80 acres. He provided a map and called out the setbacks from both major

roads with ample tree cover. They are currently conducting a study that will include the full implications of connection; they will need to conduct a visual impact study. The site does not include any state wetlands and they will not need to remove many trees. Fencing will be 6-ft chain-link with 1-ft barb wire on top.

- The Board said that there may be a need for visual screening and requested that when Rob submit his formal application, the following items be included:
  - Updated map to include boundary lines with landowners' names
  - Decommissioning plan
  - Any applicable deed restrictions
  
- Rob Garrity expressed concern with the town's timeline for the solar amendment since his project is required to be fully interconnected by the end of 2017. Bob Price will email Supervisor Vas Lefkaditis and include Rob. Given the urgency for this project, the Town Board may request an interim meeting to address the solar amendment.

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

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Meeting adjourned at 2055. Next meeting - Thursday, 14 July 2016 @ 1930.