

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

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

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 14 July 2016

Present: Bob Price, Bob Gwin, Tom Wolfe, Debra Nelson, Betty Ketcham

Meeting was called to order at 1931.

1. Minutes of the June 2016 meeting were reviewed and unanimously approved without modification.
2. The Board reviewed the information provided by John Uveges regarding his property on Church Road near the Albany/Schoharie County line. Mr. Uveges is looking to adjust the boundary lines of the 1.4-acre parcel owned by his brother and is seeking approval from the Board on the division. After some discussion, the Board ultimately decided that this met the criteria for a boundary line adjustment. Bob Price will send a letter to Mr. Uveges.
3. The Board discussed Tom Wolfe's email regarding the Special Use Permit (SUP) process. Recently, a SUP was requested by Dennis Barber to operate a business in the hamlet. The Planning Board did not receive notice from the ZBA and consequently, was not able to respond with an advisory opinion in the 45-day allotted time frame per Zoning Law, Article VI, Section 61.A. Bob Price will contact Bob Edwards, chairman of the ZBA, to discuss the status of this SUP and request a copy to review.
4. The Board reviewed the negative conclusion regarding a Business District near the intersection of Routes 156 and 157 and at the Town Board's request, discussed the possibility of creating an MRD instead. Bob Gwin presented some additional follow-up information he researched including contacting a rural planning consultant, Nan Stoltzenburg, who has been working with the Town to update the Comprehensive Plan. Bob Gwin was advised by Tom Wolfe that changes should not be made to the Zoning Ordinance that do not align with the current master Comprehensive Plan. The current version of the Plan is from 1994 and is undergoing revisions.

There was considerable discussion among the Board members regarding future business districts in the Town, growth pressure, long-term planning and self-limiting barriers including community compatibility, soil and topography. It was suggested that the comprehensive planning process be reinvigorated with a short and long-term planning schedule and that a feasibility study be conducted. Debra Nelson pointed out that little analysis has been done for proposed business districts and the first step could be to gauge public opinion through focused, interactive public information meetings. The Board agreed to table further discussion and resume at the August 2016 meeting.
5. In a recent review of the Solar Array Proposed Notice, Bob Price noted that the referenced articles and sections do not agree with the information in the 13th amendment to the Zoning Ordinance. Bob Gwin will correct the notice in time for the public hearing on July 26, 2016.

6. Though no action from the Planning Board is required, Bob Price shared a notice that the Town received a letter from Borrego Solar indicating that the Town can decide whether to tax the value of solar arrays or to accept a payment in lieu of taxes. Depending on the outcome, this decision could potentially impact both commercial and residential solar arrays in the Town.

With no further questions from the audience, Tom Wolfe made a motion that the meeting be adjourned. Debra Nelson seconded the motion. There were 5 Yea and 0 Nay.

Meeting adjourned at 2125. Next meeting - Thursday, 11 August 2016 @ 1930.