

Knox Agricultural Advisory Committee
Meeting of October 18th, 2022
Knox Town Hall

Summary

Present: Gary Kleppel, Evan Taylor, Ken Saddlemire, Brian Wilson
Absent: Jay Francis, Betty Ketcham

The meeting convened at approximately 7:00 pm.

Old business

Traffic calming signage: update - The committee received an update from Gary Kleppel on the progress the county is making installing traffic calming signs on county roads where agricultural vehicles and equipment are likely to be making heavy use of the roads. Albany County DPW suggested, at a meeting earlier in the month, that the signs would be installed before year's end. The committee reviewed and approved maps of sign locations provided by the county and by Amy Pokorny.

Farm Abandonment Report: update and follow-up – Gary Kleppel informed the committee that the Farm Abandonment Report has been submitted to the Chair of the Planning Board and all of the members of the Town Board. The AAC will continue to work with the Boards to implement the recommendations of the report, particularly those most favorable to farmers in Knox and in support of the sense of Knox residents that agriculture is good for the community.

Good Agricultural Practices in Knox – The committee continued its discussions on Good Agricultural Practices in Knox, pursuant to the request by the Planning Board for a set of guidelines to prevent conflicts between farmers and non-farmers.

New business

2023 AAC Budget – Following discussions with Ex-officio AAC member and Town Councilor, Ken Saddlemire, Gary Kleppel prepared a draft 2023 budget for the AAC and presented it to the Town Board at their budget meeting (see attached). The budget request is for \$600, to include \$100 to convert the Power Point presentation for Family Farm Day to a You Tube presentation. Evan Taylor suggested that he might be able to do it without cost. If so, that item will be dropped from the request. Also requested was \$350 for fuel and banners so that the AAC can participate in the Town's Memorial Day parade and \$150 to help cover costs of a follow-up to the highly successful Farm Transition Workshop (held in February 2020).

The meeting was adjourned at 8:30 pm.

Proposed Agricultural Advisory Committee Budget for 2023

<u>Description</u>	<u>Request</u>
Family Farm Day Video	\$100
Memorial Day	
Diesel Fuel for Tractors	\$50
*Banners for Hay Wagons	\$300
Transition Workshop Transition	\$150
Total	\$600

* Banners will be used for many events

Request by Town Supervisor and Chair of the Planning Board

Article V L 2 says that in the Residential District actively farmed land where farming has ceased for more than 5 years shall constitute abandonment. This appears to be at odds with Section 42 General Uses for Agricultural in the Residential District. **The Ag Committee needs to take a look at this and suggest changes if needed.**

ARTICLE V: Section 51 L. Abandonment

1. When a non-conforming use has been abandoned, it shall not thereafter be re-established. Failure to use or occupy a non-conforming use for a period of one hundred eighty (180) days shall constitute abandonment.

2. In the particular case of farms located in residential districts, which are being actively farmed, cessation of farming for a period greater than five years shall constitute abandonment.

The agenda for next Thursdays meeting includes an item for proposed changes to the Zoning ordinance. We can discuss this to a greater or lesser extent depending on time. I just want to get the ball rolling. The proposed changes are below.

Article V Section L Abandonment

L 1 Increase the amount of time from 6 months to 3 years. There are a number of "legacy" businesses that are by now part of the Town. 6 months is not enough time to allow fore state transfer , sale, renovation etc. The Township Tavern is an example.

L 2 Drop this subsection. The current subsection requires that any lands in residential districts that were actively farmed in this district where farming has ceased for more than 5 years to be considered abandoned. This Section is not in keeping with the spirit and goals of the Comprehensive Plan.

Section V Density Control Schedule. Reduce minimum living space for residences from 1000- square feet to 500 square. This change will enhance housing affordability and sustainability.

The use tables show the following:

Page 28: ARTICLE IV - **USE REGULATIONS and USE TABULATION** Section 40 - Permitted Uses

Symbols: P ... designates a use permitted by right.

C ... designates a temporary and/or conditional use contingent on securing a Special Use Permit in each case from the Zoning Board of Appeals (See Article V, Section 50D)

A ... designates a permitted use subject to site plan approval by the Planning Board in accordance with Article VI, Section 61F. ...

N ... not permitted.

Page 29: Section 42 - General Uses

Agricultural not including the keeping of fowl or farm animals (Article V, Section 50A10): **P for Residential district, P for Agricultural district**

Agricultural including the keeping of more than 15 fowl and more than 2 farm animals (Article V, Section 50A 9): **A for Residential district, P for Agricultural district**

From: tbwolfe1064@aol.com [<mailto:tbwolfe1064@aol.com>]

Sent: Friday, April 01, 2022 4:57 PM

To: gkleppel@albany.edu; alpokorny@nycap.rr.com

Cc: 'pam kleppel'; 'Molly Belmont'; 'Maggie Taylor'; 'Betty Ketcham'; 'Brian Wilson'; 'Earl Barcomb'; 'Evan Taylor'; 'Jay Francis'; 'Ken Saddlemire'; 'Russell Pokorny'; 'Russell Pokorny'

Subject: RE: Agricultural Districts Question

Gary. Agriculture is an allowed use in all of the Zoning classes in the Zoning Ordinance other than the Land Conservation district (Section 42)

Dropping Section 51 L 2 of the ZO eliminates the conflict within the ZO and between these two sections by removing Section 51 L 2's implication that farming/agriculture is a non conforming use in Residential districts.