



ALBANY COUNTY PLANNING BOARD
NOTIFICATION

RECOMMENDATION DATE: April 16, 2020

Case #: 11-200403463
Applicant: **Rezoning of 11 parcels to Multi-Use-Recreational**
Project Location: Intersection surrounding State Routes 156& 157
Tax Map Number: 47.-1-15, 47.-1-16, 47.-1-17, 47.-1-30, 58.-1-2.11, 58.-2-2.11, 58.-2-2.3, 58.-2-2.41, 58.-2-2.2, 58.-1-4.1, and 58.-1-4.2
Referring Agency: Town of Knox Legislative Board
Considerations: An amendment to zoning code to rezone 11 parcels that are currently zoned Residential or Agriculture, to Multi-Use-Recreational.

ACPB Defer to local consideration.

Recommendation:

1. This Board has found that the proposed action will have no significant countywide or intermunicipal impact. Defer to local consideration.

Advisory:

1. The Town should make sure that all future purchasers know:
 - A) A highway work permit from the Albany County Department of Public Works for driveway construction, drainage and public utility connections within the county right of way is required.
 - B) Review by the New York State Department of Transportation for design of highway access, drainage and assessment of road capacity is required for any construction in a state route ROW.
 - C) The property owner is aware of the regulations for construction activities that disturb land greater than one acre.
 - D) The requirements of the Albany County Right to Farm Law 2007.

Laura Trivison, Senior Planner
Albany County Planning Board

NOTE:

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

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In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

LOCAL ACTION ON ACPB RECOMMENDATION:

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

LOCAL DECISION ON PROJECT:

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):

SIGNED: _____ TITLE: _____