

Planning Board-Town of Knox-Albany County

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

Established 1822

Planning Board Meeting Minutes

Minutes: 14 December 2017

Present: Bob Price, Deb Nelson, Tom Wolfe, Brett Pulliam, Travis O'Donnell, Betty Ketchum

Meeting was called to order without mention of time.

Minutes were not reviewed or approved from November 2017 meeting.

Boundary Line

1. Mark King from The Mohawk Hudson Land Conservancy addressed the planning board with the proposed idea of adjusting the boundary lines of the Kelly parcel on Bozenkill Rd. The proposed boundary line adjustment would give Don Kelly 3.69 acres which is adjacent to his property, formerly known as the Pulliam parcel. Mohawk Hudson Conservancy (MHC) would retain the remainder of the parcel. In return the MHC would absorb the Kelly parcel, which as of now is in between land already belonging to MHC.
 - a. Reason is to connect Wolf Creek Preserves.
2. Asked by Bob Price if the land is being sold/purchased.
 - a. Per Mark King land is being traded.

Deb Nelson made a motion to determine approval of bounty line adjustment. Tom Wolfe seconded the motion. 1 recusal and 4 yea.

Development on Bell Road

1. Chris Czerw addressing the planning board. Proposal is a 9 lot division. People are able to buy land and build their own home or buy a home built by the developer.
2. Mention was made to whether or not the road would be a public road as well as making sure it was widened per the town specs.
3. Requirements made by Planning Board prior to approval and the public hearing, which is scheduled for February 15, 2018.

- a. Developer to contact Knox fire department to determine whether or not the road is accessible to the fire department in case of emergency and has water supply.
 - b. Widen the road to meet town specs.
 - c. Notify people in surrounding area of the proposed build by certified mail. This way if post office receives returned mail they know not everyone was notified.
4. Chris Czerw in agreement to complete these requirements prior to the February hearing.
 5. Mention was also made that this proposed subdivision does not affect the Helderberg rod and gun club.

Proposal of a Business District

1. Proposal was brought to the Planning Board by The Knox Town Board for review.
 - a. Proposed area is Middle Rd/Street Rd and route 146 near The TownShip Tavern and highway garage.
2. Concern of the planning board is that it is a very large area of land being proposed.
 - a. Questions concerning this are as follows:
 - What type of businesses will be proposed?
 - Will it consist of a few large lots and multiple small lots, only large, combination, etc.?
 - Is it a viable location?
3. Recommendation of the planning board:
 - a. To have a series of informational meetings, with the community in order to get their feedback. First meeting to be held in March 2018, agreed to by the planning board members.
 - b. Discuss and review the surrounding area with the community members.
 - Ask them whether or not they think it would be a good business district?
 - What type of businesses would they like to see brought to the area?
 - Show them map of the town and the surrounding areas where different districts are already located.
4. Community members to be notified.
 - a. Deb Nelson, with the help of Travis O'Donnell to get information for the meeting with the public. The information for these meetings to be posted on the town's website.

Motion to adjourn the planning board meeting made by Bob Price, seconded by Deb Nelson.

Meeting adjourned at 1945. Next meeting-Thursday, 18 January, 2018.