



# Knox Town Board Minutes

*May 8, 2018*

P.O. Box 116 • Knox, New York • 12107 • Phone 518-872-2551 • [www.knoxny.org](http://www.knoxny.org)

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The meeting was called to order at 7:05 pm, followed by the Pledge of Allegiance to the Flag, and a moment of silence for Linda Carmen.

Present on this date:

- Supervisor Lefkaditis
- Councilman Barber
- Councilman Barcomb
- Councilman Pritchard
- Councilman Saddlemire
- Superintendent of Highways Gary Salisbury
- Town Attorney Javid Afzali
- Town Clerk Traci Schanz

Supervisor Lefkaditis reopened the floor to the public for comments on the proposed new business district at the intersection near state routes 156/157. Bridgette McAuliffe (1641 Berne-Altamont Road) stated she had letters in accordance with Article VII of the Zoning Ordinance regarding protest to the proposed business district to give to the clerk after the meeting.

Dennis Cyr, representing the American Legion and VFW, spoke briefly to the Board, requesting monies for reimbursement of flags for fallen soldiers on Memorial Day at local cemeteries.

**RESOLUTION 104-2018** – A motion was made by Councilman Barcomb and seconded by Supervisor Lefkaditis to fund the flags for Memorial Day for \$105.60. The motion carried unanimously.

**RESOLVED**: to fund the flags for Memorial Day for \$105.60.

Supervisor Lefkaditis spoke briefly regarding the RFP's for the playground. One bid came in from Pettenelli and Associates in the amount of \$164,940.66. Supervisor Lefkaditis would like to once again thank Assemblyman Santabarbara for the \$125,000.00 grant, as well as County Legislature Travis Stevens who created the idea of moving the playground from down below the pavilion area to its new location up top. He also thanked MaryEllen Gillis.

**RESOLUTION 105-2018** – A motion was made by Supervisor Lefkaditis to approve the bid from Pettenelli and Associates in the amount of \$164,940.66. This motion was seconded by Councilman Pritchard. The motion carried unanimously.

**RESOLVED**: to approve the bid from Pettenelli and Associates in the amount of \$164,940.66.

MaryEllen Gillis spoke and provided a power point presentation regarding the current playground plan and improvements to the town park. After the presentation, the floor was open for questions and comments. Bob Price recommended providing a list of wood needed and asking the Gas Up to help with use of the saw mill. Supervisor Lefkaditis stated that Sherriff Apple will be providing labor to help with the build. A rain date will be discussed with Pettenelli and Associates.

Liaison reports: Supervisor Lefkaditis attended the planning board meeting. He reports they had one application for a one cut proposal. The remainder of the discussion was about the business district. Councilman Barcomb asked if there were any updates on the Bell Road. Tom Wolfe stated there has been no conclusions made. A woman in the audience asked questions regarding the meetings with the fire department and highway depart and informed that the town is waiting on the subdivision people to get back to them. The same woman then asked if someone could follow up on the outcome of the fire depart meeting. She was informed that the Commissioners meeting was currently taking place at the fire house and she was welcome to attend to ask questions. Supervisor Lefkaditis also attended the Zoning Board of Appeals meeting. There were discussions regarding a woodshop/sawmill proposal along route 156, behind the Long Energy tanks, but no decisions made. He will report back next month. Councilman Barcomb stated the Conservation Advisory meeting took place and Gary Kleppel gave a presentation regarding the transition of farmland to young farmers and how the town can support this.

Supervisor Lefkaditis gave a quick update on workers comp. He has a new quote of \$24,380.00. This is less than the original quote and he will continue to work on it. He will report back next month.

Supervisor Lefkaditis reminded everyone of the Kenneth's Army Run taking place on June 2<sup>nd</sup>, as well as the Farm Family Day on the Tommell Farm on September 19<sup>th</sup>. Councilman Saddlemire spoke briefly regarding updates on the planning stages of the event and what continues to be worked on.

Superintendent of Highways, Gary Salisbury reported that he will be working on Zimmer Road, Street Road and Becker Road with the possibility of adding more but will keep the Board posted once more numbers come in and these streets are complete. Supervisor Lefkaditis informed the Board that the town has the opportunity to buy shale at lessor cost from the Patroon Land Foundation where, in full disclosure, Superintendent Salisbury is a volunteer.

Supervisor Lefkaditis informed everyone that the compactor at the transfer station is repaired and up and running. He thanked the transfer station workers for all of their efforts and hard work. He thanked the community for their patience. He re-announced the new hours of the transfer station that will begin June 2<sup>nd</sup>. The station will be open on Tuesday and Thursdays from 4:00pm-8:00pm, and on Saturdays it will be open from 8:00am-3:00pm.

Mr. Akroyd from the audience spoke briefly about the banners still hanging at Tawasentha Park. The VFW has voted to donate two brackets to our town. Each bracket is approximately \$55/each. Mr. Akroyd may ask the town in the future to help sponsor banners for KIA. Sherrif's Deputy Amy Kowalski reports Sherriff Apple is willing to donate two brackets to our town also.

**RESOLUTION 106-2018** – A motion was made by Councilman Barcomb, seconded by Councilman Barber to approve minutes from 4/10/18 and 3/13/18. This motion was tabled due to minor changes to be made to the 4/10/18 minutes and will be voted on at the next meeting.

**Tabled:** Resolution 106 pending corrections of 4/10/18 minutes

**RESOLUTION 107-2018** – A motion was made by Councilman Barcomb, seconded by Councilman Barber to approve the 3/13/18 minutes. The motion carried unanimously.

**RESOLVED:** to approve the 3/13/18 minutes.

Supervisor Lefkadits reported that the generator is repaired at this time. The Supervisor would like to thank Mr. Rodney Geil for his help.

Supervisor Lefkaditis will be meeting with Attorney Afzali to discuss the PILOT programs and will report back to the Board next month with more information.

A discussion was held regarding the building use policy. The policy looked at was provided by NYMER. The Supervisor would like to go over it, make changes as needed and go from there. Questions were asked regarding use of alcohol within the town hall, maximum occupancy for town hall rooms, cleaning responsibilities, insurance rider, refundable deposit, etc. Supervisor Lefkaditis will look into the changes and report back to the Board next month. Councilman Saddlemire will create a checklist for the conditions of the building before and after usage.

A discussion was held regarding the Blight Law. Mike Venuti spoke briefly regarding his support for the Blight Law within the town and thanked Supervisor Lefkaditis and the Board for pursuing it. Supervisor Lefkaditis went over the points made by Building Inspector Dan Sherman (vacant parcels, excessive littering, overgrown parcels, shipping containers, broken tress, registration of and application form for vacant properties, responsibility of siting and repairs) before finalizing the document. Councilman Barber would like to look into possible fees for littering. Attorney Afzali stated that this is not something that could be included in the blight law. Several Board members thought this was already covered through county or state. This will be looked into and discussed at the next meeting. There was another brief discussion regarding the possibility of Albany County not wanting to foreclose on properties due to brown fields or liabilities, and there fore affecting tax collection monies.

A brief discussion was held regarding training for the Planning Board and Zoning Board. Attorney Afzali will talk with Tom Wolfe and Doug Roether to work on dates.

The facilities walk-through/ special meeting has been rescheduled for May 16<sup>th</sup>.

Transfer Station SOP's will be discussed at the next meeting. Councilman Barber and Pritchard will meet with transfer station workers.

There was a discussion held regarding maintenance, laborer and DCO positions. There were no responses to the combined positions. There are current applications for each position on file. Supervisor Lefkaditis proposed to hire Chad Saddlemire from now until September 2018 on an interim basis for parts of the park and cemeteries on Old Stage and Lee's Church. Supervisor Lefkaditis sees the need for a maintenance position. An interview committee of Councilman Saddlemire, Councilman Barber and Superintendent of Highways Salisbury was formed for the DCO position and maintenance position. They will report back next month.

**RESOLUTION 108-2018** – A motion was made by Supervisor Lefkaditis to authorize the appointment of Chad Saddlemire at an expense of \$1,250.00/month, not to exceed \$5000.00 on a term ending September 1, 2018. This motion was seconded by Councilman Saddlemire. The motion carried unanimously.

**RESOLVED:** to appoint Chad Saddlemire at an expense of \$1,250.00/month, not to exceed \$5000.00 on a term ending September 1, 2018.

\*This appointment will take place at the Special Meeting being held on May16th, after Supervisor Lefkaditis has spoken with Chad Saddlemire and if Mr. Saddlemire agrees to the position.

There was a discussion regarding a 4H garden. Kathy Dibble approached Supervisor Lefkaditis regarding building a community garden in the park near the walking path. Vegetables will be donated. Councilman Saddlemire offered to till the ground and donate a water tank.

**RESOLUTION 109-2018** – A motion was made by Councilman Barcomb to authorize Kathy Dibble to create/maintain a 4H garden in the northern part of the town park, south of the walking path and bench. This motion was seconded by Supervisor Lefkaditis. The motion carried unanimously.

**RESOLVED:** to authorize Kathy Dibble to create/maintain a 4H garden in the northern part of the town park, south of the walking path and bench.

**RESOLUTION 110-2018** – A motion was made by Councilman Barcomb, seconded by Supervisor Lefkaditis, to approve the retirement of Donald White from the Highway Garage, with a last day of April 27, 2018. The motion carried unanimously with regret.

**RESOLVED:** to approve the retirement of Donald White from the Highway Garage, with a last day of April 27, 2018.

The Board and Superintendent Salisbury expressed many thanks to Donnie for all of his hard work and abilities and wish him all the best in his retirement.

**RESOLUTION 111-2018** – A motion was made by Councilman Saddlemire, seconded by Councilman Barcomb to approve the Supervisor and Clerk reports as presented. The motion carried unanimously.

**RESOLVED:** to approve the Supervisor and Clerk reports as presented.

**RESOLUTION 112-2018** – A motion was made by Councilman Barcomb, seconded by Councilman Pritchard to authorize the Supervisor to pay the bills from Abstract 5 for the general account and for the highway account. This motion carried unanimously.

**RESOLVED:** to approve the Supervisor to pay the bills from Abstract 5-2018

**RESOLUTION 113-2018** – A motion was made by Councilman Barcomb, seconded by Councilman Pritchard to increase the cleaning service fee from \$35.00/week to \$50.00/week, retroactive to January 1, 2018. This motion carried unanimously.

**RESOLVED:** to increase the cleaning service fee from \$35.00/week to \$50.00/week, retroactive to January 1, 2018.

**RESOLUTION 114-2018** – A motion was made by Councilman Barcomb, seconded by Supervisor Lefkaditis submit the annual donation of \$150.00 to the Kiwanis. This motion carried unanimously.

**RESOLVED:** to submit the annual donation of \$150.00 to the Kiwanis.

**RESOLUTION 115-2018** – A motion was made by Councilman Barcomb, seconded by Supervisor Lefkaditis to raise line item DA5112.41, due to unexpected revenues, from 102k to \$158,426. This motion carried unanimously.

**RESOLVED:** to raise line item DA5112.41 from 102k to \$158,426.40.

**RESOLVED:** to approve unused vacation pay totaling 170 hours or lessor, allowable by employee handbook.

## Public Comment

**RESOLUTION 118 -2018** - A motion was made by Councilman Barcomb, seconded by Supervisor Lefkaditis to adjourn the meeting, and was unanimously approved.

Traci Schanz  
Knox Town Clerk  
June 10, 2018

PLEASE SEE ATTACHED LETTERS BELOW, SUBMITTED TO CLERK BY BRIDGETTE MCAULIFFE, REGARDING  
PROTEST OF PROPOSED BUSINESS DISTRICT 2. ROUTES 156&157

1676 Berne Altamont Road  
Altamont, NY 12009

May 8, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Board:

In accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

D. Protest by Owners

If a protest against the proposed amendment is presented to the Town Board, duly signed and acknowledged by the owners of twenty percent or more of the area of land included in such proposed amendment, or by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom, or by the owners of twenty percent or more of the area of land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not be passed except by the favorable vote of at least four members of the Town Board.

My property is adjacent to the proposed district. On Town of Knox tax map number 47, my property is shown as parcel 29, 40.9 acres. My intention is to include my property as part of the protest of "by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom" as shown above.

Sincerely,



Arthur Brearton

1641 Berne Altamont Road  
Altamont, NY 12009

May 8, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Board:

In accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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If a protest against the proposed amendment is presented to the Town Board, duly signed and acknowledged by the owners of twenty percent or more of the area of land included in such proposed amendment, or by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom, or by the owners of twenty percent or more of the area of land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not be passed except by the favorable vote of at least four members of the Town Board.

My property is adjacent to the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 2.5, 26 acres. My intention is to include my property as part of the protest of "by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom" as shown above.

Sincerely,



Bridgette McAuliffe



1953 Thompsons Lake Road  
Altamont, NY 12009

March 29, 2018

Town of Knox, NY Town Board  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town Board:

I write this letter in protest of the proposed business district two in the vicinity of NY State Routes 156 and 157 in accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

D. Protest by Owners

If a protest against the proposed amendment is presented to the Town Board, duly signed and acknowledged by the owners of twenty percent or more of the area of land included in such proposed amendment, or by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom, or by the owners of twenty percent or more of the area of land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not be passed except by the favorable vote of at least four members of the Town Board.

My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 5, 66.6 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,



Harry Koch





2040 Careleon Road  
Schenectady, NY 12303

March 29, 2018

Town of Knox, NY Town Board  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town Board:

I write this letter in protest of the proposed business district two in the vicinity of NY State Routes 156 and 157 in accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 2.12, 21.27 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,

Brian Badalucco



1953 Thompsons Lake Road  
Altamont, NY 12009

April 11, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Planning Board:

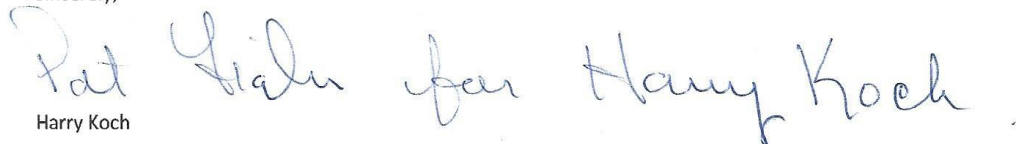
I request that my property not be included in the proposed Business District 2 in the vicinity of NY State Routes 156 and 157, Town of Knox, NY. If my property is not removed then consider this letter in protest of the proposed Business District 2 in the vicinity of NY State Routes 156 and 157, Town of Knox, NY. In accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 5, 66.6 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,

A handwritten signature in blue ink that reads "Pat Gialu for Harry Koch". The signature is written in a cursive, flowing style.

Harry Koch

1627 Berne Altamont Road  
Altamont, NY 12009

April 11, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Planning Board:

I request that my property not be included in the proposed Business District 2 in the vicinity of NY State Routes 156 and 157, Town of Knox, NY. If my property is not removed then consider this letter in protest of the proposed Business District 2 in the vicinity of NY State Routes 156 and 157, Town of Knox, NY. In accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 1.2, 9 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,



Danielle Rolfe

1688 Berne Altamont Road  
Altamont, NY 12009

April 11, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Planning Board:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcels 3 and 2.12, 2.0 and 11.5 acres respectively. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Hammond", written in dark ink.

Michael Hammond

1953 Thompsons Lake Road  
Altamont, NY 12009

March 29, 2018

Town of Knox, NY Town Board  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town Board:

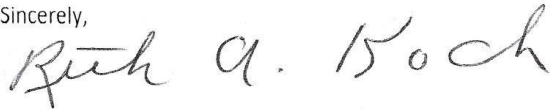
I write this letter in protest of the proposed business district two in the vicinity of NY State Routes 156 and 157 in accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 5, 66.6 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,

A handwritten signature in cursive script that reads "Ruth A. Koch". The signature is written in dark ink and is positioned below the word "Sincerely,".

Ruth Koch

1953 Thompsons Lake Road  
Altamont, NY 12009

March 29, 2018

Town of Knox, NY Town Board  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town Board:

I write this letter in protest of the proposed business district two in the vicinity of NY State Routes 156 and 157 in accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is included in the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 5, 66.6 acres. My intention is to include my property as part of the protest of "owners of twenty percent or more of the area of land included in such proposed amendment" as shown above.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Koch", with a stylized, cursive script.

Harry Koch

1912 Thompsons Lake Rd  
Altamont, NY 12009

May 8, 2018

Town of Knox, NY Town and Planning Boards  
2192 Berne-Altamont Rd  
Altamont, NY 12009

Re: Protest of Proposed Business District 2, Routes 156 & 157

Members of the Town and Board:

In accordance with ARTICLE VII, Section 70 of the Town of Knox, NY Zoning Ordinance which reads:

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My property is adjacent to the proposed district. On Town of Knox tax map number 58, my property is shown as parcel 4.12, 7.2 acres. My intention is to include my property as part of the protest of "by the owners of twenty percent or more of the area of the land immediately adjacent extending 100 feet therefrom" as shown above.

Sincerely,

Sohaib Chekima