****

**Town of Knox Planning Board**

***Established 1822***

**P.O. Box 56 • Knox, New York • 12107 • Phone 518-872-2551 •** [**www.knoxny.org**](http://www.knoxny.org)

**Planning Board Meeting Minutes**

**Minutes:** 12 April 2018

**Present:** Tom Wolfe, Bob Price, Deb Nelson, Betty Ketcham, Brett Pulliam, Todd LaGrange and Bill Pasquini

Meeting called to order at 1930.

Introduction of new Planning Board members, Todd Lagrange and Bill Pasquini.

Minutes from March reviewed and approved with some changes from an audience member Kevin Cush, regarding spelling of his last name and where they are from.

**Transfer Station Hours of Operation**

1. Note changed hours of operation, decided upon at the April 10, 2018 at the Town Board meeting:
2. Tuesdays and Thursdays: 4pm-8pm.
3. Saturdays: 8am-3pm.

**Training for Board Members**

1. Javid’s (the Town Attorney) firm can provide training. Trying to schedule it so that the Town Board, Planning Board and Zoning Board members can all have the same training.
2. Tom to email Doug Roether who is the chair of the ZBA and advise him that the board is in agreement to start planning a class to be scheduled for training.
3. Class to be an introduction to the planning law.
4. Possibility of Deb to meet with Javid and Tom email Doug about what they would like to see in this initial training class

**Item of Interest**

1. Frank Muia has appealed to the Town Board to have the covenant on his 10 acre parcel (it shall not be subdivided) rescinded.

**1-Cut of Brett Pulliam Property**

1. 2 Years ago Brett Pulliam sold some of his property to Andre, who now wishes to build a house on but to do so needs at least 2 more acres of land.
2. Brett suggesting a 1-cut of his parcel of land giving Andre 2.3 more acres, added on to his current 15.87 acres, making this buildable land.

***Motion to make this a 1-cut rule made by Deb Nelson, seconded by Tom Wolfe, all in agreement. Brett Pulliam recused himself.***

**Business District on Route 156/157**

1. Public hearing was held March 13 2018. Phase 1 of the application process has been referred to the Albany County Planning Board, Knox Planning Board and Knox Zoning Board.
2. Planning Board has 45 days from receipt of phase 1 which is April 12 2018 to give the Town Board comments/concerns regarding the impact of the proposed business district.
3. In regards to the Planning Board giving their input, upon review of part 1, questions to be asked are:
4. Should there be a business district there?
5. Does the community support a business district there?
6. Is there a need for a business district there?
7. Discussion between board members about filling out part 2 of the application process since there are some board members who are qualified to do so. Since the Planning Board is not the lead agency, some board members feel it is the responsibility of the Town Board (who is the lead agency) to fill out and complete part 2.
8. Audience member voiced concerns about proposed business district:
9. Bridget McAuliffe of 1641 Berne Altamont Rd spoke: property was removed from proposed business district but will still be impacted by this decision. Wanted to discuss comments made at previous board meetings regarding population of the town of Knox. Comment was made that population in the town has been declining, states that per census the population has grown, slightly. Also states that the MHI (median household income) is in the upper $70,000 range and feels that if these home owners do not like what is happening in the town, they will move out which will attract lower income residents who won’t pay their property taxes. Also feels that it will decrease the value of her home and land because no one will want to buy property next to a gas station, for example.
10. Another audience member spoke about how people were notified and that her father who owns 67 acres near the proposed business district was not notified but would be greatly impacted by it.
11. Audience member stated they were notified via a letter, regarding the public hearing.
12. Audience member did ask if the Town Board has the ability to override any Planning Board or other agencies involved.

* Clarified by Planning Board members that there are multiple avenues to take that could argue against a decision made by the Town Board such as Public Participation and Article 78 which is a court order challenging the SEQRA.
* Also mentioned that if the Albany County Planning Board does not approve, the Town Board would need a super majority vote to make a decision which is a 4 out of 5 vote.

1. Discussion between Vas (audience member and Town Supervisor) and Deb Nelson resulted in a statement by Deb that her position is that she wants the community, meaning the people directly affected by this, to have a voice in the decision making process.

**Proposed route 146 Business District**

1. Tom Wolfe has not heard back yet regarding grant application to facilitate the public participation process.
2. Clarification for audience members, the planning board wants to hold public workshops regarding this newly proposed business district. This grant would allow for an objective facilitator to run these workshops. The idea is so there wouldn’t be a perceived bias regarding said business district.

**Bell Road Review**

1. Tom has reached out to Chris Czrew, who is representative for the land owner. There is no new information on what may be happening. Representative is still in discussion with the land owner about potential issues. Will not be in attendance tonight.
2. Audience member Andy Cush of KMA farms on Bell Road asked how the new Planning Board member’s affect future votes, because last month there were 5 members and now there are 7.
3. Tom explained the new members will be voting on any decisions brought to the Planning Board. There is supposed to be 7 members and last month there were still 2 vacancies. The Town Board posted the job and had applicants that applied and were reviewed by Town Board members. Todd LaGrange and Bill Pasquini were chosen for the job. This now means that it takes 4 to make a quorum, with the 7 members present.
4. Andy Cush also asks “where are we right now on Bell Road, are we going to have evaluations before any steps are taken?”
5. Noted by Tom Wolfe that the representative for the land owner, a surveyor for Kim Associates did meet last month with the fire department and the Town Highway Superintendent about fire protective structures and an adequate design for the road. Planning Board did request an agreement between the developer and the fire department and Town Highway Superintendent. Does not believe they have come to a conclusion. Tom emailed the owner’s representative last week and he indicated they were still in discussion with the land owner. The process that Bell Road continues on will include an environmental assessment. If the project continues, there will be a vote by the Planning Board.

***Motion to adjourn the meeting made by Deb Nelson, seconded by Bill Pasquini at 2055.***