

Town of Knox

Planning Board 1/12/2012 Meeting Minutes – Draft

Present: Earl Barcomb, Dan Driscoll, Bob Gwin, Betty Ketcham, Bob Price, Brett Pulliam, Tom Wolfe

Meeting called to order at 1932

*Minutes of 12/08/11 meeting were reviewed and approved with the following changes:

-3rd Paragraph, last sentence ("Dan.....Town.") is replaced by "Gwin responded that the minutes need to be concise and simply cannot record all points in discussions which did not result in any Board action."

-The reminder is to be replaced by the following, under the heading of New Business:

*Walk Property Subdivision

Chairman Price briefly discussed the process for coordinating subdivision approval with Albany County Planning. The ACPB has recently relocated to Voorheesville, and now accepts information via the internet, [so, in the future, all subdivision plats requiring ACPB review will be submitted to the County in compliance with law](#). Chairman Price noted he has submitted the PDF map and the application form to ACPB for this subdivision.

The Public Hearing for the Walk subdivision was opened at 1940. Ms. JoAnn Darcy Crum, L.S. , representing the Walk family, presented the proposal and survey map to subdivide the 83 acre Walk property on Rt 146 into 3 lots of 32.06, 31.74, and 19.61 acres. Ms. Crum noted the adjoining landowners had been notified of the Public Hearing, and she had provided the map revisions, completed application form, and short form EAF as discussed in the November PB meeting. The large lot sizes were discussed, noting that any future subdivisions of any lots would require approval as major subdivisions.

The Board discussed the remaining items on the Subdivision Checklist. As there were no further comments, Chairman Price completed the final portion of the EAF [declaring that the subdivision will not result in any significant environmental impacts](#). The motion was made to approve the Walk subdivision as a final plat for a Minor Subdivision; all voted in favor, noting that this approval is pending the comments from ACPB.

[Member Driscoll asked if anyone understood why it is necessary, in the draft WECS, to have wording requiring a pre-appraisal of effected properties and another appraisal at the time a property is to be sold?](#)

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New Business-

*Mueller Property proposed Subdivision

Mr. Jeffery Mueller presented a sketch plan of a proposed subdivision of property on the west side of Knox Cave Road north of Rte. 146. After discussion, the Board agreed that this is a "one-cut" situation, as it is a sale of a lot that is physically separate from the remainder of the property on the deed. The

Board agreed that no PB approval is required. The Board thanked Mr. Mueller for the discussion, and provided advice on proceeding.

*WECS Amendment to Zoning Ordinance.

The Board discussed the plan for property value protection from the town of Montville, Maine. Main points included:

-appraisal process is complex, needs to be modified to meet NY laws and practice. Chairman Price will pursue professional input on appropriate appraiser requirements

-the plan covers just 3 years from permit approval; 10 years, or life of the WECS would be better

-area to be included along project boundaries should be expanded to 2 miles from 1

Discussion will be continued at next meeting.

*Chairman Price informed the Board that the projection device in the ceiling of the Town Hall meeting room is now in service. Councilman Nick Viscio is willing to provide instruction on how to use it; Chairman Price will contact Mr. Viscio to set a date for this and inform board members of that date.

*Meeting adjourned at 2040.

*Next meeting 2/09/12 at 0730