

Town of Knox, Albany County  
Established 1822

Planning Board Meeting Minutes  
10 January 2013

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

Meeting was called to order at 1932.

**Approval of the draft minutes of the 13 December 2012 meeting.**

Bob made a few modifications; in the fourth paragraph under “Discussion on Nan Stolzenburg’s review of Knox’s Comprehensive Plan” add the words ... “is that” after the first two words “The idea...”

Also, add an “s” to the word revision in the last paragraph under Discussion regarding the re-typed latest version of the WECS draft with emphasis on its organization and formatting.

A motion to approve these additions was made by Dan Driscoll, seconded by several and approved.

**Discussion of the proposal from Nan Stolzenburg to help the Town rewrite the Town Comprehensive Plan and what the Town Board plans to do about that.**

Bob Price updated us on the plan for revising the TCP:

The Town Board is going to have a public meeting about this on January 22, followed by two more meetings in an effort to put together a group of 5 to 7 people to gather information, work hard, maybe meet once a week, to revise and improve the comprehensive plan in 6 to 9 months.

There will be an ad in the Altamont Enterprise and on the Town web site, informing the public about this and asking for volunteers to help get the work done.

Bob made it clear that this is not a Planning Board job; the Town Board is responsible and Ms. Stolzenburg will be hired to help guide and provide her expertise. The Town Board has agreed to move forward to get the task done. Ms. Stolzenburg’s critique is also on the website.

## **Review and discussion of the draft Zoning Ordinance that has the wording for the WECS modifications incorporated in it**

Bob Price then instructed us to review the draft ZO to make notes of what should be changed, corrected, and/or updated.

Tom proposed that we first review the zoning classes and vote on each.

Dan moved, Tom seconded: Should commercial WECS be banned in the town of Knox in all categories in Art IV, Section 47, Industrial Uses, Page 33 of the draft. Vote: 3 in favor (Dan, Bob Gwin, Betty), 4 opposed (Tom, Bob Price, Brett, Earl). Motion didn't carry.

Bob Price then moved that Commercial WECS be allowed in the Agriculture district with an A in the use table which requires full Planning Board approval. Earl seconded. Vote: Tom, Earl, Brett, Bob P – YES. Dan, Bob G, Betty – NO. Motion carried. The letter designation will be changed.

Discussion re: WECS... Tom believes are definitions regarding the style of wind turbines are a little too conservative. Bob P commented that all we've done is based on horizontal axis turbines, not vertical axis turbines which are much less controversial. BP also relayed information from an article he read about 105 to 120 meter shaft height turbines (315 – 360 ft.) tall being installed in the South Eastern region of the US so that they would be tall enough to work in an otherwise low wind region like Knox. Tom talked about turbines he saw in Cleveland installed on a college campus with thousands of people/students walking in and around the turbines. Clearly a much more densely populated area than Knox is ever going to be. Ed Ackroyd confirmed that the turbines at Tug Hill are 100 meters tall.

The Board then worked on getting all the additions and corrections to the draft ZO corrected and in proper order. The Recording Secretary will make the revisions and forward them to Bob Price to be printed for review at the next meeting.

Discussion re: the wetlands map from TCP. Dan commented that the map that is in the TCP needs to be revised and updated. Both Betty and Dan have the software required to do this on their computers and Dan has the map in digital format on his computer.

.

Motion to adjourn –Earl, seconded by Bob Price : meeting was adjourned at 2120

---

Next Meeting will be February 14<sup>th</sup> @ 1930.