

PLANNING BOARD

TOWN OF KNOX

ALBANY COUNTY

Established 1822

PLANNING BOARD MINUTES

9 February 2012

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

Meeting called to order at 1933

Minutes of the 12 January 2012 meeting were reviewed and approved as amended.

New Business: Alberta Bouck proposed a subdivision of her mother's 50+/- acre property on Rock Road. She was interested in merging 4.99 acres with her existing 1.47 acre lot, merging 32.4 acres with a 1.44 acre lot that her brother owns and creating a 5.08 acre and 8 acre lot separated by Rock Road.

The Board agreed that this would be considered a four lot minor subdivision with one natural boundary (Rock Road). Ms. Bouck and her surveyor, John Demis, will mark proposed lots, add contour lines on 20 ft. intervals, on resubmitted drawings and notify all contiguous neighbors before the next meeting. Since the land is on County Rte. 254, Chairman Price will notify Albany County Planning. Member Driscoll suggested that a short form environmental assessment form be used. Member Driscoll made a motion, and member Wolfe seconded a motion that the map be accepted as the Sketch Plan for a Minor Subdivision, and that the final plan be permitted to use 20 foot contours instead of 2 foot contours. The motion passed unanimously.

Chairman Price and Town Supervisor, Michael Hammond will interview a prospective Recording Secretary on Saturday morning.

Old Business: Property Valuation Assurance – WECS Ordinance

Several studies were referenced that seemed to point out there was no significant change in property values caused by neighboring wind turbines. Chairman Price said common sense might counter this and Member Driscoll pointed out that there were counter studies. Member Gwin suggested there should be a mechanism to handle any negative effects on property values caused by wind turbines and questioned the point of baseline appraisals since they didn't seem to be used again in the Montville, Maine ordinance.

Planning Board unanimously agreed to replace real estate agents with NYS licensed appraisers when determining property value in Property Value Assurance portion of proposed ECS Ordinance.

Member Wolfe will look at a Bard College study to help determine appropriate buffer zone distance. He will also find out if appraisers in NY are licensed.

Member Pulliam questioned whether an appraiser could be used to determine whether a particular property's value was affected by wind turbines instead of a set distance.

Planning Board agreed that properties within two miles of a wind farm would be protected by the WECS Ordinance's Property Value Assurance for as long as the owner of the property at the time of the application still owns it. They also agreed that comparable properties used in an appraisal needed to be at least five miles from the wind farm.

Member Wolfe suggested that a real estate appraiser be invited to advise the board.

Upon a motion duly made and seconded, the meeting adjourned at 2105.

Next meeting 8 March 2012 @ 1930