

1 PLANNING BOARD, TOWN OF KNOX, ALBANY COUNTY

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 8 March 2007

Present: D. Driscoll, R. Gwin, B. Ketcham, R. Price, B. Pulliam

The meeting was called to order at 1933.

Bob Price introduced and welcomed Betty Ketcham as a new board member. Betty has been a resident of Knox for many years and is very knowledgeable about the Town.

The minutes of the 8 Feb 2007 were approved with minor typographical corrections.

Mr. Donald Hackle of 164 Rock Road asked the Board to consider his attempt to increase his property size. He currently owns a 1.05 ac parcel and wants to add to it so as to have 3 acres or more primarily to protect his home from farm animals.

The original property was purchased from John Moritz who purchased a 76.15 ac farm from Jay Francis in the fall of 1997. Part of that land was encumbered with an easement created by the Francis's prior to the sale of the 76.15 ac.

The property that Mr. Hackle is seeking to purchase from Mr. Moritz is part of the easement property. According to the wording of the easement, the Francis' created the easement in order to get a variance from the Town of Knox Zoning Board of Appeals. The easement states that the parcel may not be subdivided.

The Board advised Mr. Hackle that it would need to discuss the legality of the matter with the Town Attorney before making any decision as to how it might rule on the matter. The Board pointed out a possible problem with the width of the lot at the building line.

Mr. Robert Chase and his surveyor, Mr. John Belyea of Buckman & Whitbeck, P.C. talked to the Board about Mr. Chase's desire to create a large subdivision on the Glenn Paris property that lies between Zimmer Road, Knox Cave Road and McMillan Raod just south of the Hamlet of Knox. The parcel is approximately 275 ac. in area. Mr. Belyea suggested that with 5 to 8 acre parcels, there could be as many as 40 to 50 homes in the subdivision.

This property has been before the Board several years ago and Dan Driscoll pointed out that there would be some difficulties due to the presence of karst features on much of the property. Bob Price asked if they would consider using some cluster homes as a way of preserving more open space. In addition it was suggested that some way to connect the parcel directly to the Hamlet area via foot and bike pathways should be explored. Chase and Belyea stated they would certainly consider that. They were advised that there would need to be a community owned waste water treatment facility as well as a community water supply if cluster housing was to be part of the plan and that the Albany County Health Dept. would play a major role in the configuration of any such facility.

They thanked the Board for all the commentary and suggestions and said they would return when they had further developed their plans.

Ms. Mary White and her family talked to the Board about a minor subdivision of their 40 ac. property near the intersection of Gibbs and Knox Cave Road. They want to parcel the land off to their children.

The map that the Whites showed the Board has a large wetland area on the north side of the property that was not delineated well enough for the Board to be sure that the new parcels were not infringing on the required buffer zone. In addition, the stream which drained the wetland was not shown and there were no contour lines on the map.

The Board suggested to the Whites that while the proposed subdivision seemed to be a straightforward proposition, they would have to have the missing information added to the map including more precisely defined lot boundaries before the Board could proceed. They were asked to make the changes and come back at the April meeting.

The Board then discussed the Personal Wireless Service Facilities draft Law that was to go to the Town Board on the following Tuesday, the 13th of March. The draft contained a series of italicized paragraphs that the Town Attorney was to look at and decide if the wording should stay, be modified or removed.

Dan Driscoll pointed out that the Board needed to carefully review all the Environmental Impact statements that he had prepared and the Board agreed to do that at the next meeting.

The meeting was adjourned at 2120.

The next meeting will be on Thursday 12 April @ 1930 at the Town Hall.

Mrs. White will be back with a revised version of her map and proposed minor subdivision.

Mr. Martin Legierio will come to present a proposed minor subdivision on Bozen Kill Road.

The Board needs to review the EIS statements regarding the Wireless Communication regulations. Especially since the Town adopted the regulation on the 27th of March.