

**PLANNING BOARD  
TOWN OF KNOX  
MEETING MINUTES  
March 11, 2010**

**DRAFT**

In attendance: Chairman Bob Price; Brett Pulliam; Betty Ketcham; Dan Driscoll; Bob Gwin; Stew Kidder; Tom Wolfe; Carol Barber, Recording Secretary

The meeting was called to order at 7:30 p.m. by Chairman Bob Price. The minutes of the February meeting were amended to read "A State Law requirement for a minimum of 15 ft. of fee frontage on a public street for obtaining building permits was noted; this is not addressed in current Town laws." A motion was made by Dan Driscoll, seconded by Stew Kidder to accept the minutes as amended.

**NEW BUSINESS**

Ms.Theodora D'Amico from Keller Williams Realty was in attendance to discuss the division of the Mike Scott property on 157A, Warner Lake Road. The entire property consists of 260 acres.

The estate is requesting to divide the property into 3 parcels. There are currently two interested buyers for two parcels one of which is on the east side of 157A and the other on the west side. A fourth, separate, 56 acre, parcel is land locked and will require a right-of-way to reach. The prospective buy of that parcel has stated that it will only be used for hunting purposes. Ms. D'Amico was asked if a covenant could be placed on that parcel so it could not be further subdivided. They are currently working with Mr.Howard Zimmer, the prospective buyer for the east side parcel for a right of way across the east side parcel to allow access to the land-locked parcel.

A discussion was held regarding the impact of Rte 157A creating a natural division of the property. If so, this would preclude the need for a three lot subdivision since the parcel on the west side could be divided under the Town One Cut Rule and the east side parcel simply sold off as a separate parcel which would be sold to Mr. Howard Zimmer. Bob Price will check into the validity of the natural division rule with both the Town attorney and the Albany County Planning department. The parcel north of the house parcel would be sold to Tom Wolfe, a member of the Planning Board.

**OLD BUSINESS**

The Commercial Wind Turbine Ordinance was discussed. The Board discussed the issue of whether or not a separate Ordinance should be created or should

the new rules be incorporated into the existing Ordinance. There seemed to be a consensus that it should be made part of the existing Ordinance.

Bob Gwin went through an explanation of what he thought needed to be added and he and Dan Driscoll agreed to create a new draft from the existing Ordinance. Bob Price will send them a copy of the existing ordinance wording that was published in the Altamont Enterprise.

Mr. Freihoffer was in attendance and asked about fire suppression systems that would be required on commercial wind turbines. Bob Price stated that fire suppressant gas would be used and the bottles would be stored in the base of the tower.

Another visitor to the meeting asked whether there was a quiet time established within the Town of Knox. Bob Price stated no and that the Right to Farm Law is in place.

A motion was made by Dan Driscoll, seconded by Stew Kidder to adjourn the meeting. The motion carried and the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Carol Barber  
Recording Secretary