

Town of Knox, Albany County
Established 1822

Planning Board Meeting Minutes
03/14/2013

Planning Board Members Present:

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

Meeting called to order at 1935.

Approval of the draft minutes of the 14 February 2013 meeting.

Review of minutes, no comments or changes. Motion to approve as written by Earl, 2nd by Tom.

Flouff Proposal:

Mr. Flouff contacted Bob Price about possibly creating a motor home/camper park facility near the corner of West Wind and Knox Cave Road. Bob spoke to his wife and learned that he may not be doing that. Mr. Flouff was not in attendance.

Barcomb Proposal:

Earl Barcomb would like to swap some parcels of land around at the intersection of Bell & Quay Road. Earl presented his plan along with Bob Edwards, the owner of some of the land involved in the situation. Bob Price suggested that the One Cut Rule applies for each of the three different owners of the properties involved in the proposed arrangements. The proposed arrangement will create a conforming lot with an existing house in the Residential district. All of the Planning Board members agreed that their plan is consistent with the Subdivision Regulations and doesn't need PB approval.

Bob Price asked Andy Freihofer about his question to the Town Board regarding the placement of the WECS in the ZO. Mr. Freihofer stated that he had reviewed the ZO online and saw a section on mining for the ZO highlighted in red.

Bob Price explained that is in there since the Town created the district when someone wanted to create a mine on McMillan Road. We can't say no to mining, but we can say where. Mr. Freihofer wants to know where the WECS is online in the ZO. He was told it is on the Town website in DRAFT format.

ZO/WECS Revisions -

Someone questioned why page 56, is blank: it's for placement of a map.

On page 57, Article 6 Administration – paragraph A2, building use makes no mention of a law that came into effect 2 years ago which states all buildings must conform to the NYS Building Code. Should we put wording in there to cover that? Dan doesn't think we need to put that in there since it's a state law.

On page 60, Section 61 title - should say ZONING board of appeals, rather than just Board of Appeals. All agreed.

It was suggested that a footer should be placed on the last page and states where the file is stored on the Secretary's computer.

On page 66, top of page is paragraph #4 (in the case of an application...) in italics because it has to do with WECS. Is that in the wrong spot? Yes, Bob Gwin agrees. Everyone agrees...

Where should it be placed? Should be moved to the bottom of the page after the letter E? Bob thinks it should be after paragraph #4, and should become paragraph #5.

Dan and Bob G pointed out that there are too many errors and changes that need to be made and merged; that the windmill stuff should be incorporated, too. Bob P asked that Dan and Bob G meet and pull all the pieces together in the correct order and present that to us at the next meeting.

Dan wants to make sure that the Proposed noticed be correct first. He isn't prepared to do all the ZO revisions yet tonight. Tom suggested that one person, i.e. Dan, take the time to review and edit the Proposed Meeting notice, then bring it back with suggested changes.

Pam will notify, via email, the PB members when something is added or changed in the Dropbox.

Mr. Vas Lefkaditis – inquired about a Business District in the town of Knox, He stated that the Town Comprehensive Plan references Business Districts, but doesn't see that there are any designated areas supporting a business especially on the site of the former Knox Country Store.

Bob Price responded that the designation of a specific Business District would require that the Planning Board make a formal proposal to the Town Board to create such a district and that would require a public hearing for approval. Further, while it is correct that we had a gas station, a Post Office, and a general store for many years it does not automatically follow that there would be support for creating a Business District in the Hamlet of Knox.

He opined that such a proposal most likely would meet with opposition as it would alter the character in the Hamlet. Mr. Price asked Mr. Lefkaditis if he wanted to remove the existing buildings: Mr. Lefkaditis said no. Someone asked when was the steel building/store had been constructed: it was suggested that it pre-dates the Zoning Ordinance. The grandfather clause doesn't apply for re-establishing a land use after 18 months.

Mr. Lefkaditis asked does it just sit there then, now that it is considered residential and would probably need a Special Use Permit.

Dan said that one can't get a Special Use Permit for that location unless there is rezoning. He also stated that it is critical that we create a Business District.

Mr. Lefkaditis asserted that since the ZO provides for a Business District, state law requires that the town create one.

Bob G – if we have some idea of what you want to do, we'll be more able to define the area / district and then find out if the public is in favor of it.

Tom – would like to see Knox establish a Business District that allows for a variety of businesses. We can do this as we review the Comprehensive Plan and that the way we have limited the residents here is bad.

Mr. Lefkaditis stated that he would like to enter into contract with the bank on that property; however he needs to have the Town, Zoning and Planning Board's approval on this district / area in a reasonable amount of time.

Dan D – one thing we would not do is create a Business District based on one lot. Would like Mr. Lefkaditis to present a proposal covering which lots / what area this should encompass.

It was suggested that a Business District could encompass the steel building thru the fire department. Bob P, Dan D, Tom W. Brett agree.

Brett offered to create the proposal but isn't sure about the language. Dan D – suggests looking at the Multi Use proposal. Betty offered to create a map working with Tom.

General discussion about the possible area and the buildings within the proposed / suggested business district – Knox Cave Road, along 156, to the west side of the Fire House.

Motion to adjourn by Dan. Seconded by Tom. Meeting adjourned at 2050.

Next Meeting: April 11, 2013, 7:30 pm