

**PLANNING BOARD  
TOWN OF KNOX  
ALBANY COUNTY  
Established 1822**

**PLANNING BOARD MEETING MINUTES**

April 10, 2008

Present: Dan Driscoll, Bob Gwin, Bob Price, Brett Pulliam, Tom Wolfe

Meeting called to order at 1934.

**The Board began by reviewing the April minutes.** Since no one had any comments, the minutes were accepted as written and approved unanimously.

**The first order of business was continuing the discussion of the one-cut rule.** Dan Driscoll suggested that Chairman Price needs to talk to Mike Hammond and negotiate the Planning Board's position on the one-cut rule and see what the Town Board is willing to agree to. Chairman Price agreed, but asked what the Planning Board is willing to give up in return. Dan Driscoll stated that any oversight is better than what the Board has now and suggested that maybe applicants proposing a one-cut could come to a Planning Board meeting for signoff. The Board was not certain this would be legal as current law requires a public hearing for subdivision so it is not certain that eliminating the public hearing is an option. The Board then considered the option of holding a special meeting within two weeks of being notified of a proposed one-cut, and after some discussion suggested that the Board could require notification of a proposed one-cut two weeks prior to our meeting so a Public Meeting could be announced and the application could be reviewed as quickly as possible. The question was raised how the public would be notified of this change, but the Board agreed that any change to the subdivision regulations, as this would be, would require a Public Hearing and review thus allowing for public notification of this change. If Planning Board signoff were required, the County could be an additional check to make sure the subdivision has been approved before allowing the landowner to file a revised map. The Board then discussed the possibility of eliminating the one-cut rule altogether, but this has been proposed to the Town Board many times in the past and it has never been accepted. Tom Wolfe asked if giving them specific examples would help but this approach has also been tried unsuccessfully in the past. Chairman Price suggested that the best way to present this to the Town Board is to point out the examples of times that the one-cut rule has resulted in lost revenue for the Town or, worse, cost the

Town taxpayer money as in the case of the Helderberg Estates where the Town had to repair and assume maintenance of a previously privately owned road. Chairman Price suggested that the other Board members try to find similar examples and in the meantime, he would discuss the issue further with Mr. Hammond.

**The Board then heard from Russ and Amy Pokorny regarding the Meteorological Tower located on their property.** The permit for the Met tower is about to expire and the Pokorny's were wondering if there is anything they need to be doing at this point. Chairman Price told them that the Town is interested in extending the permit and that he and Mike Hammond had met with the Albany County Planning Board who believes that the Town could get grant money to continue paying the company that currently owns the tower and the researcher who is compiling the data being gathered. Dan Driscoll told the Pokorny's that according to the Zoning Ordinance, the only thing the Planning Board needs to do is approve the site plan which the Board has already done. Bob Delaney would need to issue a building permit which Mr. Pokorny does not believe was ever done, so presumably the permit could be issued now and would be good for 18 months. However, if a permit was issued when the Met tower was originally put in place, a variance would need to be obtained from the Zoning Board of Appeals for the portion of the ordinance that says the permit will expire in 18 months.

**Finally, the Board discussed the Town Fee schedule.** Chairman Price asked if there were a couple of volunteers to go on the internet and research fees in nearby Town's of similar size to determine if Knox's fees need to be adjusted. Tom Wolfe and Bob Gwin agreed to work on this and Dan Driscoll offered to contact the NYS Planning Federation and see what information they may have. Chairman Price also offered to call the NYS Association of Towns.

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

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The next meeting will be on Thursday, May 10<sup>th</sup>, 2008 @ 1930.