

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

PLANNING BOARD MEETING MINUTES

April 8, 2010

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

The meeting was called to order at 7:30 by Chairman Price. A motion was made by Stew Kidder, seconded by Betty Ketcham to approve the minutes as written.

Bob Price stated that he has not yet heard from the Town attorney regarding natural subdivisions.

Bob Gwin began a discussion of the draft table of contents for the proposed Zoning Law Amendment for commercial WECS. The hearing process begins with complete applications. Once a completed application is received, the timeframe is 62 days. Bob Price questioned where the 62 days came from.

The definition of a windmill was changed so that a private individual can be up to 100 kilowatts. This change eliminates the gap between windmills and commercial wind turbines.

Dan Driscoll suggested adding a generic noise standard that would apply to all Site Plan Approvals including commercial wind turbines.

Bob Price noted that more information is needed concerning the mitigation of impacts on bats as described in the Iberdrola study. Betty Ketcham will research.

Bob Price thanked Bob Gwin and Dan Driscoll for the work they did.

Dan Driscoll asked what the value of an initial home appraisal is prior to installing wind turbines. A home owner would need another appraisal, completed at the developer's expense, just before a property is sold. Comparable sales would have to be out of the zone of influence of the wind turbines (at least 10-miles away).

A motion was made by Brett Pulliam, seconded by Bob Gwin to adjourn the meeting. Motion carried. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Carol Barber

Recording Secretary