

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

PLANNING BOARD MEETING MINUTES

May 10, 2007

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

The meeting was called to order at 1935.

A motion was made to approve the minutes of the April 12th meeting by Brett Pulliam, seconded by Betty Ketcham. The motion passed unanimously.

The first order of business discussed by the Board was the **Public Meeting regarding the minor subdivision of the White property** near the intersection of Gibbs and Knox Cave Roads. The Whites presented a mylar map and all necessary subdivision forms. Chairman Price asked if anyone in the audience had any comments on the subdivision, there were none. After consideration by the Board, Dan Driscoll made a motion to approve the subdivision; it was seconded by Tom Wolfe. The motion passed unanimously.

The Board then proceeded to the **Public Meeting regarding the Leggiero subdivision** located on Bozen Kill Road. Mr. Leggiero informed the Board that he did not have the completed Environmental Impact form or the mylar map of the subdivision. The Board discussed the matter and agreed that they would hear any comments from members of the audience but that approval of the subdivision would have to wait until all necessary documents are available. Chairman Price then asked if anyone in the audience had comments on this subdivision. James Porcaro was present; Mr. Porcaro owns the property directly north of Mr. Leggiero, including a small, private use airport. Mr. Porcaro stated that he has a Special Use permit from the Zoning Board of Appeals allowing the use of the runway with certain restrictions and wants to know if the approval of this subdivision will impact that Special Use permit. The Board members agreed that this should not impact the use of the private airport, but Dan Driscoll suggested that a note should be made on the subdivision map referencing the Special Use permit and including the permit number. Mr. Leggiero agreed to call the Town Clerk to get the permit number. The Board then agreed to table the discussion pending receipt of the mylar map, Environmental Impact Form and notation of the Special Use permit on the maps.

Next the Board heard from **James Devine who has proposed the erection of a windmill on his property on Helderberg Road**. Chairman Price began by informing Mr. Devine that the Town has just purchased a helium balloon that he can borrow for the required visibility tests. Mr. Devine presented the Board with a topographical map of the property and additional noise data that had been requested. The only thing not yet completed is the visibility test which will be done once the new helium balloon arrives. The Board noted that the location of the windmill is 125 feet from boundary lines so if the 76 foot tall tower were to fall, it would still be within the boundaries of the property lines. The Board did request a better

aerial photo as well as a larger version of the noise data graph to allow for more precise interpretation. The Board also advised Mr. Devine that they would need an Environmental Assessment Form including a visual addendum, both of which could be found on the NYS Department of Environmental Conservation website. If Mr. Devine brings those forms, data from the visibility tests and the additional information requested to the next meeting, then a public hearing could be scheduled.

Next to appear before the Board was **Dave Doherty who is proposing a subdivision of his property on Knox Cave Road**. Following the recommendation of the Board at the April meeting, Mr. Doherty brought additional maps showing the wetlands on the property and, per the Board's request, increasing the parcel size to 3.5 acres. After review, Dan Driscoll made a motion to accept the sketch plan and classify the project as a minor subdivision; it was seconded by Brett Pulliam. The motion passed unanimously. A Public Hearing was set for June 14th.

Finally, Chairman Price addressed the remaining members of the audience who informed the Board that they were all concerned with the **proposed subdivision of the Paris property between Zimmer Road and Knox Cave Road**. Chairman Price summarized the information that the Board has at this time by reading the minutes from the March meeting, the last meeting at which the developer was present. Chairman Price also mentioned that he had expected the developer to be present at tonight's meeting, which they were not, but that the Board would be happy to hear any concerns the group had. One member of the audience questioned if public notice could be given of the topics to be discussed at each month's meetings. Chairman Price mentioned that it is his intention to formalize the procedure for making the meeting agenda available to the public and hopes to have something finalized soon. Until that time, the only public notice given is when a public meeting is to be held. The audience then asked if it is possible to review the Comprehensive Plan for the Town of Knox. The Board was not certain where an electronic copy of the plan could be obtained. Finally, Dan Driscoll asked if there were any specific concerns regarding the property itself other than the spring at the end of MacMillan Road and the karst features present. The only other issue raised was the wetlands located on the property. The Board informed the audience members that any wetlands would have to be delineated on the maps brought before the Board.

Upon a motion duly made and seconded, the meeting was adjourned at 2058.

The next meeting will be on Thursday, June 14th, 2007 @ 1930.