

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

PLANNING BOARD MEETING MINUTES

May 8, 2008

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

Meeting called to order at 1930. Minutes of the April meeting were approved without change.

1. Jay Baumstein presented an application for the resubdivision of his property at the corner of Becker and Knox-Gallupville roads. Bob Price read a section of the minutes of the October 2007 meeting that related to the same proposal and that requested a letter from the County Health Department. Mr. Baumstein presented the requested letter and it was read to the Planning Board. **Dan moved and Brett seconded a resolution to accept the application as the sketch plan for a major subdivision; the motion passed unanimously.** The hearing on the preliminary plat will be held at the June meeting.

2. Mr. Lee Burian proposes to divide his 7-acre property on Bozen Kill Road into two parts. No map was presented. Being a division into two parts, the proposal is not a subdivision under our regulations, but we offered to advise the owner on the best way to divide the land if they supply maps at a future meeting.

3. Ms. Margaret Hupe-Cole proposes to divide 43.7 acres on Street Road into four parcels, one for the mother (who currently lives on the property) and one for each of three children. The property is just north of Land Conservation District II and borders the Mohawk Hudson Land Conservancy's Hudson and Nancy Winn Preserve as well as the Town Highway Garage property. They presented a very preliminary sketch of their proposal. They would like to share a common driveway; individual driveways would be difficult because of the slope of the land. They were advised that, for a number of reasons, it would be best for them to build a road to Town Highway Standards. They don't want to do that because of the expense; they are considering using the "one-cut rule" so they can share a common driveway. The disadvantages of that approach were explained. Dan offered to help them work out a better solution using GIS mapping.

4. Amy and Russ Pokorney requested a two-month extension for the Met Tower on their property; the Zoning Ordinance requires that met towers be removed within 18 months after the building permit is issued. The two-month extension therefore requires a variance from the Zoning Board.

5. Concerning the Town's Fee Schedule, Bob and Tom checked with several towns including Berne, Bethlehem and Guilderland; the recently adopted Berne schedule looks good. They plan to check with several more towns (Westerlo, New Scotland, Rensselaerville and Wright) and will report back again next month.

6. Bob Delaney issued a stop work order for the new home near the corner of Witter Road and Route 156; he believes that the setback from Route 156 is inadequate. The issue was discussed, but no conclusion was reached.

Bob Delaney occasionally receives requests to build homes that are less than the 1000 square foot minimum required by the Zoning Ordinance. Rather than require variances each time, it was suggested that the Ordinance be changed to permit smaller residences. Some members of the Planning Board were in favor of such a change, but no conclusion was reached. Bob Delaney will do some research on the state building standards and report back.

Upon a motion made by Dan and duly seconded by Betty, the meeting was adjourned at 2112.

The next meeting will be on Thursday, June 12, 2008 @ 1930.