

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

PLANNING BOARD MEETING MINUTES

May 13, 2010

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

Meeting called to order at 1935

The Board began by reviewing the **April minutes**. Motion was made to approve as written, motion passed unanimously.

Chairman Price then informed the Board that the Town Board has approved the hiring of a new Recording Secretary for the Planning Board. Lisa Chase will start the job next month and be present at the June 10th meeting.

Ms. Theodora D'Amico and her attorney Mr. David Juneau were not in attendance so discussions regarding the disposition of the Estate of Mike Scott with the possible creation of a minor subdivision did not take place as expected.

Attorney Douglas Eldridge was not in attendance so discussions regarding a subdivision on Middle Road did not take place as expected

The land owner wanting to subdivide a parcel on the west side of Knox Cave Road between Drum and Craven Roads was not in attendance so this discussion did not take place as expected.

Karen Kock of Old Stage Road discussed her plans for subdividing a 9 acre lot. After a discussion of the Town Board's ban on shared driveways, Mrs. Kock said the plan to subdivide the property would not be possible.

Paul Marshall, representing a propane supply company, discussed the possibility of placing a propane storage tank at the intersection of Pleasant Valley and Knox Cave Roads. It was noted that the Zoning Ordinance would prohibit fuel storage tanks there, as it is not in a business district. Mr. Marshall was advised to obtain a copy of the Zoning Ordinance.

Dan Driscoll and Betty Ketcham reported briefly on the seminar they attended on Watershed Protection. Currently, the Town has two watersheds, but no organizations exist specifically for them. Mr. Driscoll noted he is working with a group to develop improved management of the Onesthesquaw/Cooeymans watershed area.

Finally the draft amendment to the Zoning Law for Commercial WECS provided to Board members was discussed; several issues were brought up for votes to decide how to proceed from this draft.

First issue was to decide if the as-written approach of presenting findings, banning Commercial WECS, and including full site plan approval requirements should be used, or if Commercial WECS should be permitted in some districts if they meet the full site plan approval requirements. Vote was deadlocked (Mr. Driscoll, Mr. Gwin, Mr. Kidder for ban; Chairman Price, Mr. Pulliam, Mr. Wolfe against ban; Ms. Ketcham undecided) so issue was tabled for future action.

Second issue was whether to include Section F, items 1, 2, 3 on Landowner Agreements. After considerable discussion, the decisions were:

- F.1 - Section to be retained if our lawyer approves.
- F.2 - Section to be deleted.
- F.3 - Section to be retained with revisions to state it applies to the easements described in F.1

Upon a motion made and duly seconded, the meeting was adjourned at 2130

The next meeting will be held on 10 June, 2010 @ 1930