

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

PLANNING BOARD MEETING MINUTES

August 10, 2006

In attendance: Brett Pulliam; Bob Price; Dan Driscoll; Mike Scott; Carol Barber, Recording Secretary.

A motion was made by Dan Driscoll, seconded by Brett Pulliam to accept the minutes of the July meeting.

Chairman Price opened the Public Hearing for discussion of the Pokorny windmill located at 69 Beebe Road at approximately 7:45 PM.

The windmill will be 104' above ground level and approximately 1200' from the road. Bob Price spoke of the problems the Board had in trying to conduct the visual impact tests using several kinds of balloons: none of which were successful. The three balloons from the last test were displayed for the audience's benefit. Therefore, the Board does not currently have specific visual data for this installation. The Board decided that the information regarding the visual impact for the Met tower was probably a good indication that the smaller tower would not have a serious impact on the surrounding area. The Visual EAF addendum needs to be completed by the Board.

George Busch stated that the ordinance does not limit on the number of private windmills allowed in the Town. He stated that he is in favor of the windmill.

Peter Shunney asked what the current height limit is. Bob Price stated it is 125' above ground level including the rotor blades of the windmill.

Documentation was available regarding any noise that could be expected from this particular windmill in the information provided by the Pokornys. Dan Driscoll spoke to the audience at some length regarding noise levels and what might be expected from the Pokorny installation.

Doug Rother questioned what the comparison would be to wind blowing through the trees. Dan Driscoll explained that at wind speeds above 30 MPH, the wind in the trees would be greater than the sound from the windmill.

Barry Schinnerer stated that he has listened to the Freihofer windmill on Knox Cave Road near Warner's Lake and does not believe it is that bad.

Peter Polukort questioned if the windmill will affect TV/radio reception in the area near the windmill. Bob Price stated he has no way to respond to that. Mr. Polukort then questioned if it is affected, will the town work to bring cable in? Again, Bob Price responded that he could not specifically address that question. Karen Polukort then asked what other recourse they would have if they do lose their reception.

Ed Ackroyd stated that the windmills in Lowville have affected TV/radio reception. Loren Pruskowski from Sustainable Energy Development stated that they have never encountered a reception problem.

The Public Hearing on the Pokorny private tower was closed at 8:10 p.m.

The Public Hearing was opened at 8:13 p.m. for discussion of the MET tower installation.

Sustainable Energy Development is requesting Site Plan Approval to erect a meteorological tower on the Pokorny property at 588 Middle Road. The tower will be 164 feet (50 m) in height and will be up for no longer than 18 months. The weather data will be gathered and periodically downloaded for subsequent processing. Additional equipment will be used to measure the wind at heights above the 164 ft.

Questions regarding the applicability of the data to other parts of the town were answered by Mr. Pruskowski. It is uncertain, however, the distance at which data can be extrapolated. A detailed report will be provided to the Town and the completion of the study with some interim reports to be provided. Ultimately, the final report will be published. Loren Pruskowski from SED will also publish some of the information on the SED website. SED is fully insured and have included the town as an insured party. A mini blimp, 12x6x6 ft. was raised over the property on August 1 on a 50 meter line. GPS data and photos were taken at 14 different locations and a colored map presented. It was noted that the weather was very hot and

humid and that the humidity affected the visibility. A visual impact statement will be completed by the Planning Board.

Karen Polukort is concerned that this location will become a wind farm. Bob Price stated that it is not a given that the location of the met tower would be the site for a wind turbine electric generation farm. Karen Polukort also asked if there were any less populated sites that could be considered.

Sandy Gordon stated that the Pokorny's were generous to offer their property for this project.

Rob Bourbon asked what the presence of wind turbines might do to property values. Some studies show that land values increase. According to Loren Pruskowski, nothing shows any decrease in property values.

This public hearing was closed at 9:10 p.m.

Robert Vadney was in attendance requesting a variance to combine two undersized lots and then cut them in half and build two houses on those lots. He was referred to the Zoning Board.

The board then began to complete the Environmental Assessment Form for the Pokorny windmill Site Plan Approval. Dan Driscoll suggested that another visual test be completed for the Pokorny windmill, but, given the difficulties with the earlier attempts, the board decided to use the visual test that had been done for the nearby and more intrusive met tower proposal. Since the time was approaching 10 PM, the board decided to suspend the meeting and to continue deliberations at a convenient time next week.

A motion was made by Dan Driscoll, seconded by Brett Pulliam to adjourn the meeting at 9:53 p.m.

Respectfully submitted,

Carol Barber
Recording Secretary

The next meeting will be held on Thursday, 14 September at 1930.

The Board will begin the review of the proposed Communications Tower Ordinance.

C:\OFFICE\KNOX\MINUTES\206-08MIN.DOC