

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

**PLANNING BOARD MEETING MINUTES**

August 12, 2010

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

Meeting called to order at 1937

The Board began by reviewing the **July 8 minutes**. Motion was made to delete the 4<sup>th</sup> paragraph on page 2, from “Bob Gwin suggested...” through “...visual impacts.” Motion was approved and minutes were then approved unanimously with that deletion.

**Dan Driscoll** brought several items up for information and discussion:

-Recent NYS Planning Federation News issues have included good articles concluding that zoning to protect agriculture has not proven to be effective; the acquisition of easements has been more effective in aiding continued agricultural use.

-NYSPF has also published a good article on biodiversity.

-The topic of shared driveways was included in another NYSPF article about zoning for accessory uses to allow construction of additions to residences for occupancy by relatives.

**Shared driveways** were then discussed. Town Councilman Travis Stevens noted that the Town Board has set a meeting for September 7 to fully discuss the issue of shared driveways, and requested the Planning Board’s views on the issue. Chairman Price reviewed the history of the issue and the concerns that there is no clear official town policy on it, as detailed in the 6/30/10 letter from the Planning Board to the Town Board. The direct linkage of this issue to the Subdivision Regulations “one-cut rule” was briefly discussed, but it was noted the September meeting is not set to discuss this.

**Commercial WECS regulations.** Chairman Price began with a discussion of the relevant article published in the 8/1/10 NY Times that he had e-mailed to the board members. The Board then began discussion of items needing change in the 5/14/10 draft regulations.

-Item “N” on page 2 was discussed. (N. The Town of Knox has relatively low potential for wind power; other areas can return far greater power and benefits for the same investment and impacts). Some felt that this was based on an economic analysis, and the economics and profitability were not the Town’s concern. However, the statement simply states the fact that Knox does have relatively low potential for wind power and concerns the use of all our resources, including land area, physical materials, etc.

Given the Planning Board's responsibility to plan for intelligent use of resources, it is appropriate for this to be part of our findings and recommendations to the Town Board.

-Page 2, definition of "windmill"; it was agreed to revise "mechanical" to "electromechanical"

-Page 5, 2C, it was agreed to add "NY State" before "licensed engineer"

-page 5, D1, it was agreed to change "graphic" to "computerized simulation"

-Page 7, D2, it was agreed to revise this to read "A lighting plan approved by the FAA."

-Page 7, D8, a typo to be fixed was noted, an "s" is to be added to "road" in the 6<sup>th</sup> line.

Several other issues were discussed and are to be resolved later.

### **Public Comments**

Ed Ackroyd asked if Chairman Price could check with the Association of Towns to make sure the Knox Town Clerk is on the their mailing list for their publication. Chairman Price agreed to look into it.

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

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The next meeting will be held on September 9<sup>th</sup> @ 1930