

PLANNING BOARD, TOWN OF KNOX, ALBANY COUNTY

Established 1822

PLANNING BOARD MEETING MINUTES

08/09/2012

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

Meeting called to order at 1938

Minutes of 07/12/12 meeting were reviewed and approved unanimously.

***New Secretary Search:** Chairman Price reported that no Town residents have yet applied for the position of secretary to the Planning Board. Amateur efforts will continue, different volunteers for the great opportunity will be encouraged.

New Business -

***Wynn Preserve:** Dan Driscoll informed the Board that narrated tours of several trails in the Wynn Preserve have been developed (by Dan) and will be available via iphone apps; more will follow.

Chairman Price began by addressing the issue of whether changes are needed to the Town Comprehensive Plan relative to the proposed WECS amendment to the Zoning Ordinance, noting that we learned from the recent training session that a Comprehensive Plan can be modified without a total update.

After discussion of possible modifications to the Plan and to the initial section of the draft WECS Amendment, the Boards consensus was that while the Comprehensive Plan does need updating, it does address the goals

and resources relevant to WECS development and we can proceed with the possible WECS amendment to the Zoning Ordinance without modifying the Comprehensive Plan.

The board then continued discussing the section on property value protection. Tom Wolfe provided new suggested wording to sunset the property value protection provisions. This section shall sunset if after a period of 5 consecutive years, no impact on real property values is observed. After discussion, the Board agreed that while final wording needs to be prepared, we should add a requirement for some number of arms length sales to be completed that do not result in property value protection payments from the WECS developer under the ReVap agreements. Reducing the radius of the area around a WECS development to be included in the property value protection process from the current 5 miles to 2 miles was discussed. While generally acceptable, it was noted the 2 mile radius still would likely involve residents of adjacent Towns.

It was agreed that further information is needed on the issues of how the ReVap provisions can and should be handled for residents of other Towns that may be affected by a WECS development in Knox. Chairman Price volunteered to pursue this info. Dan Driscoll volunteered to review the Comprehensive Plan and the initial section of the draft WECS amendment to the Zoning Ordinance to develop any needed modifications.

Meeting adjourned at 2102.

Next meeting 09/13/12 at 1930