

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

PLANNING BOARD MEETING MINUTES

September 13, 2007

Present: Dan Driscoll, Bob Gwin, Betty Ketcham, Bob Price, Brett Pulliam, Mike Scott

Meeting called to order at 1933.

The Board began by reviewing the July minutes since there was no quorum present at the August meeting to approve them. Dan Driscoll made a motion to approve them as written, Betty Ketcham seconded. Motion passed unanimously.

The Board then reviewed the August minutes. Brett Pulliam made a motion to approve the minutes as written, seconded by Bob Price. Motion passed unanimously.

The first order of business was a public hearing for Brian Hendricks who wishes to divide a parcel of land on Knox Cave Road. This parcel was previously subdivided making this a major subdivision. Mr. Hendricks had submitted the short Environmental Assessment Form at the August meeting; the Board reviewed the form and unanimously agreed to find a negative declaration. None of the Board members had any comments or questions on the map of the parcel. The applicant stated that he has put in a driveway and well but that he has no plans to build anything at this time. Dan Driscoll made a motion to approve the preliminary plat, seconded by Brett Pulliam. Motion passed unanimously. Since there were no objections from any of the Board members or audience members, Mr. Driscoll made a motion to approve the final plat, seconded by Brett Pulliam. Motion passed unanimously. The public hearing for this topic was closed.

Next, the Board opened a public hearing regarding Mae's Flowers located at the corner of Route 156 and Witter Road. Deborah Mae Roberts, the owner, stated that she had taken over the business from Ruth's Greenhouse which was situated at a different location. Ms. Roberts stated

that the ZBA has found the business to be an acceptable business and also told her that her sign conforms to the sign provisions in the Zoning Ordinance. Ms. Roberts submitted the short form Environmental Assessment Form at which point Dan Driscoll recused himself from reviewing the form as he assisted Ms. Roberts filling it out. The Board reviewed the EAF and Brett Pulliam made a motion to find a negative declaration, seconded by Betty Ketcham. The motion passed unanimously. Mr. Pulliam then made a motion to accept the site plan, seconded by Mike Scott. Motion passed unanimously and the public hearing was closed.

The next order of business on the agenda was the proposed Black Creek Estates subdivision. Mr. Belyea from Buckman and Whitbeck was scheduled to appear but he was not present. The Board discussed the proposal as some of the Board members were absent from the August meeting when it was originally proposed. Both Dan Driscoll and Mike Scott pointed out potential water issues which Chairman Price mentioned are a perpetual issue whenever subdivision is discussed in the Town.

Mr. Driscoll further pointed out that the property under consideration is laced with features possibly indicating karst. Other issues include road cuts, a total of four on Pleasant Valley Road and four on Knox Cave Road, and storm water runoff. Chairman Price had spoken to DEC and discovered that the owners will need to obtain a storm water runoff permit to show that 90% of water from a 1-year storm would be contained on the property. The discussion was tabled until the property owners and Mr. Belyea are present to discuss these issues further.

The Board then heard from Mrs. Neese who was here representing her son, James Neese who has proposed to purchase a piece of property located in both the Town of Knox and the Town of Wright. Mr. Neese already owns 40 acres wholly in the Town of Knox across the street from this parcel. Since the majority of the parcel being considered is in the Town of Wright, it is mostly under the jurisdiction of Wright and so the Knox Planning Board has no reason to take any action at this time; no subdivision is required. Dan Driscoll made a motion that this is not a subdivision, seconded by Bob Gwin. Motion passed unanimously.

The Board then heard from John Carsten from Helderberg Ambulance who is proposing a new ambulance building to be located on Street Road. Mr. Carlson presented the Board with a map showing the area that Helderberg Ambulance covers in the Town of Knox and stated that approximately one third of their calls are in Knox. Since the current building is located in East Berne, it can take longer to reach some of the calls they cover in Knox, The proposed site is 3 acres that were purchased from the Saddlemire family for \$1, but the Saddlemires are willing to sell more acreage if needed. The building will most likely be a design-build: they are currently going out for bids on the project. The building will house two ambulances, and office, bathroom, storage facility and a heated pad in back of the building for washing the ambulance in winter. A well has already been installed with no issues and the septic system perked successfully.

Dan Driscoll looked in the Zoning Ordinance to determine what use the building would be and found two possible categories – public use building or firehouse. After some discussion, the Board and Mr. Carsten agreed that this structure is closer to a firehouse but we will probably have to get an opinion from the Town Attorney. Based on this discussion, the Board decided that the proposed use is a firehouse and, as such, it requires site plan review by the Planning Board. The proposed site is in a Residential District, and a non-residential use in a Residential District requires a minimum of 15 acres.

The Board agreed that the best course of action would be for Helderberg Ambulance to go to the Zoning Board of Appeals to get a variance on lot size rather than try to expand the lot. If the ZBA will not approve the area variance, Helderberg Ambulance would need to try to get additional land and then come back to the Planning Board for a subdivision approval since that would no longer be a one-cut-rule partition of the Saddlemire property. The Board formally notified the applicant that 15 acres are required for a non-residential use in a Residential district and recommended that the applicant go to the ZBA to apply for a variance. Chairman Price will recommend that the ZBA approve the variance with an increased acreage. Dan Driscoll made a motion to disapprove the site plan review based on this information, seconded by Betty Ketcham. The motion passed unanimously.

Bob Gwin made a motion to adjourn, seconded by Chairman Price. Meeting was adjourned at 2110.

The next meeting will be on Thursday, October 11th, 2007 @ 1930.