

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

PLANNING BOARD MEETING MINUTES

September 9, 2010

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

Meeting called to order at 1932

The Board began by reviewing the **August 12 minutes**. Bob Gwin noted Ed Ackroyd's request of Chairman Price from the last meeting was missing. Mr. Ackroyd explained his request of Chairman Price was to check with the Association of Towns of New York State and verify that the Knox Town Clerk is on their publication mailing list. Motion was made approving the minutes, duly seconded and then passed unanimously with that one addition.

Chairman Price noted he had called the Association of Towns and left a message and had not heard anything as of yet, but would try again to contact them. Dan Driscoll added that we should also look into receiving the New York Planning Federation's publication.

Shared driveways were then discussed. Chairman Price informed the Planning Board members that a special meeting on the impact of shared driveways was held by the Knox Town Board on 7 September. It was decided at that meeting that the Town Board would ask the Town Attorney, John Dorfman, to draft a resolution that would establish a shared driveway provided the land owner grant an easement to permit the use of the shared driveway. The Town Board members discussed the possibility of formally changing the subdivision regulations or putting the Town Zoning Administrator, Bob Delaney in charge of enforcing the new rule.

Chairman Price said the Town Board in their discussion did not address specifics like how many people can share an easement or the specifications of the easement. Bob Gwin, who was also at the aforementioned Board Meeting, said that much of the discussion was centered around the issues that might arise should that easement need to become a town road and if in fact that was the main issue then we should include some specifications in the resolution for width of the easement, the number of driveways permitted to share, etc.

Chairman Price said that there will be another special Town Board Meeting held on October 21st at 7:00 PM to continue the discussion of the one-cut rule. He didn't think the Town Board would be altering the regulations, but just setting conditions and asking Bob Delaney to enforce them. He indicated that the Town Board would probably be coming up with an agreement on shared driveways and that the

Planning Board should request wording that is agreed upon. It was agreed that the best way to protect the Town was for the Town Board to create an easement document without specifications. There was much discussion on the easement, specifications and where it should be written. It was decided and agreed upon that the Planning Board's recommendation to the Town Board on the shared driveway issue is that you must have an easement and it must be codified formally by including it in the Zoning Regulations.

It was also discussed and agreed upon that the woman who approached the Planning Board recently about her land-locked property and seeking permission to share a driveway, should be contacted. A point of clarification should be made letting her know about the New York State law protecting buyers and sellers from landlocked property. That she should grant an easement with an agreement that she could in fact share the driveway.

Commercial WECS regulations. Bob Gwin noted that both Rennselaerville and Berne are looking at wind turbine ordinances and he wondered if it made sense for all of the hilltowns to be working together on this. It was noted that Berne is looking at residential wind turbines not commercial right now.

Dan Driscoll mentioned that Berne had contacted him about wind turbine noise.

Chairman Price indicated that it was his sense that Albany County would like all of the Wind Ordinances to look the same. One meeting had been held, but nothing further. Chairman Price is to contact Laura DeGaetano at Albany County to suggest a follow up meeting.

Public Comments

Upon a motion made and duly seconded, the meeting was adjourned at 2040.

The next meeting will be held on October 14th @ 1930