

PLANNING BOARD
TOWN OF KNOX
ALBANY COUNTY
Established 1822

PLANNING BOARD MEETING MINUTES

8 September 2011

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

Meeting called to order at 1943

Minutes of 8/11/11 meeting were reviewed and approved with the following amendments:

In the 6th paragraph, concerning the vertical axis wind turbines, in the second line "efficiencie" should be "efficiency." Also, replace last sentence (Member Driscoll....ground") with "Member Driscoll noted the VWT would need to apply for a variance during site plan review to address the requirement for the minimum height of the turbine blades."

In the 7th paragraph, concerning the EAF, sentences 2 and 3 should be: "On Page 1, the changed item shows that Parts 1, 2 & 3 were completed. As a condition for the Negative Declaration for the Ordinance, the Ordinance prohibits commercial wind turbines." [The applicant only completes Part 1; the "agency" does 2 & 3.]

New Business -

Hydrofracking: Charles Burgess, member of the Knox Conservation Advisory Council, provided the Board with a letter (copy attached) detailing his review of the issue of potential hydrofracking in the Town. Discussion followed, noting that actions to possibly ban the practice are in progress at the county level. The Town would need to amend the Zoning Ordinance to specifically ban hydrofracking. Noting that the Town of Ulysses had recently made such an amendment, Dan Driscoll volunteered to review the Ulysses information to provide the revisions and new definitions needed to amend our Zoning Ordinance. This is to be discussed at the next meeting.

WECS Amendment to Zoning Ordinance. Chairman Price reviewed the status, and noted two major items need to be addressed and finalized: 1) property value protection and 2) setbacks. Discussion of each followed. For the setback standards, it was suggested that using defensible standards used by areas with real experience with industrial wind facilities would be the best approach. For further discussion at the next meeting, Earl Barcomb agreed to work on a draft revision to the property value protection

section, and Bob Gwin agreed to further investigate the most recent setback standards being used by Europe.

SEQR for WECS Amendment

Dan Driscoll led a discussion to determine if our proposed action would be classified as a **Type 1** action. Based on the DEC definitions, it was agreed that we are doing a Type 1 action, and need to revise the documentation to be a Negative Declaration. Dan agreed to revise the documents accordingly for further action at the next meeting.

Flood Insurance

The recent flooding in the Town and area was discussed. Bob Price noted receiving “robo-calls” from the Schenectady County Sheriff advising of emergency bridge closures, and discussed the possibility of similar systems for Town residents; he volunteered to check into this with the Town’s Emergency Coordinator. Tom Wolfe volunteered to check into whether any action is needed to develop an agreement with FEMA to enable flood assistance to Town residents.

Expert News

Dan Driscoll informed the Board of a NYSERDA project to perform noise measurements at a large industrial wind facility in western New York. NYSERDA has asked Dan to participate in this project; he has agreed and will be visiting the site and working with the consultant to NYSERDA.

DRAFT

Meeting adjourned at 2130

Next meeting 13 October 2011 @ 1930