

Town of Knox, Albany County
Established 1822
Planning Board Meeting Minutes
09/13/12

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

Meeting called to order at 1935.

Review of August 8, 2012 Minutes:

Bob Gwin requested a change – There are no apps available from nature conservancy for Wynn Preserve. Dan explained the apps are applications for smart phones. One needs to visit the App Store on his/her phone to download the app. Also, there is a QR code on the sign at the Preserve, but you'd have to download a QR code reader, also from the App Store. It was determined that no changes were needed to the August minutes.

Motion to accept August minutes as written, Brett. Seconded, Betty. All agreed.

Bob informed Pam of the process to follow for the Planning Board minutes. The Draft of the minutes should be emailed to board members for review. The final / approved version should be emailed to Planning Board and Mike, Kim for distribution and website posting. Pam will also add watermark "DRAFT" on future minutes and on the wind energy conversion.

We will also have Pam review & format the draft of wind energy conversion documentation. Format changes: 1.5 spacing, add page numbers, section numbers, etc., including general overall formatting for website posting. The goal is to format it similar to the Zoning Ordinance and present the "final" draft to the Town Board at the December 11th, 2012 meeting. Dan checked his iphone to confirm that the Zoning Ordinance is on the website. The subdivision regulations are there as well.

Bob reviewed town of Duanesburg's wind energy documentation to see what they have done about encroachment, but there wasn't anything that references adjacent towns. He's waiting to hear back from the attorney of the NYS Association of Towns.

Bob explained that one issue is whether or not the land in adjacent towns would be / could be impacted by our ordinance. Ours includes a Real Estate Property Value Assurance Plan that covers property within a two mile radius of a wind turbine. If a house, within that radius doesn't sell in a timely fashion at the proper estimated value, the developer will be required to make up the difference to the home owner. However, we need to know if the developer will be / could be held accountable for land, within the two miles, that lies in an adjacent town.

Further discussion occurred on how to format documentation for publication to the web. The Zoning Ordinance is also very old and there are a few major changes that need to be incorporated – junk car ordinance, mining ordinance, noise ordinance, recreational / business district modification. Wind law draft on web is May 2010, the newest one is dated 2012, so that also needs to be updated.

Dan proposed a change to the Wind Energy Conversion Documentation, second paragraph, - change it to read “Findings: based substantially on a careful review of the town’s comprehensive plan the Town Board of the Town of Knox finds and declares that:”

Bob Gwin encouraged the board to read the wind energy regulations from Lyme, NY. As of July, they have a draft law on the internet, based on their report. Regarding wind energy issues... how far can the turbines throw pieces of equipment (blades, etc.) or ice. They have done some extensive research, starting with “developer’s requirements that hard hats must be worn within 1300 feet of the turbine”.

Motion to adjourn, Dan. Seconded by Brett. Meeting adjourned at 2018.

The next meeting will be Thursday, October 11, 2012 at 1930.