

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

PLANNING BOARD MEETING MINUTES

October 14, 2010

Present: Dan Driscoll, Bob Gwin, Betty Ketcham, Bob Price, Tom Wolfe

Meeting called to order at 1935

The Board began by reviewing the **September 9 minutes**. Bob Gwin asked that the minutes be revised by inserting the words “approving the minutes” between “Motion” and “was made” in the last sentence of the first paragraph.

Motion approving the minutes was made by Dan Driscoll, duly seconded by Tom Wolfe and then passed unanimously with that one addition.

Chairman Price gave a report of Day 1 of the seminar: “The Effects of Climate Change on the Hudson River Estuary”. The seminar seemed to be populated by a lot of people from the towns situated on the Hudson River. He saw a lot of charts that show significant effects of climate change to include: the river going up by 5 feet in the next 20-40 years, half of the river towns will be affected by higher mean sea levels, millions of square miles of river front properties will be flooded, and 80% of the railway between here and NYC will be underwater. The most significant changes to Knox will be a 50 – 100% increase in rainfall and snow will be heavier and thus more abusive to heavy equipment such as plows. The increased rainfall should be taken into consideration when replacing or planning for new highway culverts.

Other Planned Workshops and Seminars for the Board Members are as follows:

Chairman Price confirmed that Tom Wolfe is planning on attending the Capital District Regional Planning Commission's Zoning Board of Appeals Workshop in Colonie on November 8th.

Betty Ketcham attended the Warren County SWCD Storm Water Conference today and confirmed Chairman Price's description of the impending changes to our area due to increased rainfall from climate change.

Ms. Ketcham and Lisa Chase will be attending the Capital District Regional Planning Commission's Planning Board Overview Workshop in Colonie on November 22nd.

Dan Driscoll, Bob Gwin and Brett Pullium will all be attending the workshop in Duanesburg on October 23rd.

Chairman Price asked the Board members to consider the idea that the Town of Knox modify the regulations to require residents to build “green” (environmentally friendly) homes. Such requirements could include a predetermined R Value for insulations of ceilings, walls, and windows. Ms. Ketcham added that no garages on the south side of homes would be another requirement that could be made. Chairman Price asked the board members to think about the idea for further discussion at another time.

Chairman Price noted that the new Knox Town Hall's Open House is scheduled for Saturday, October 30th. There was discussion about the time – either 10 am to 2 pm or 9 am to 12 pm.

The board members continued their previous discussion on the Commercial Wind Energy System Ordinance. Chairman Price explained he had given the revised Sept version of the WECS regulations to Supervisor Hammond to be posted on the Town website. Supervisor Hammond was concerned that the document stated a Public Hearing was going to be held and did not want any confusion about when and where that was to be held. He declined to make it available on the website in its present form. Chairman Price gave new hard copies to all Town Board Members, Planning Board Members and other interested parties such as Russ Pokorny, and Bob Frieheffer.

The following changes to the WECS Ordinance documents were discussed and agreed upon:

Page 1. Findings: - The words “finds and declares that:” were changed to “have identified the following concerns:”

Page 1. Findings: D. - The word “can” was replaced with “may” and the words “significant health” were deleted.

Page 2. Findings: J. - The word “can” was replaced with “have the potential to”, the words “visual impact or” were inserted between “through” and “the”, a period was placed after the word “flicker” and the rest of the sentence after flicker was deleted completely.

Page 6., 2. Complete Application, A. 2) – The number “500” was changed to “1500”.

Page 9., 2) - there was some discussion about how this sentence should actually read (i.e. do we actually need the FAA's approval on the lighting plan or not). Chairman Price agreed to get a clarification on this to verify the validity of the statement.

Page 9., 6) – The word “that” was inserted between the words “ensuring” and “funds”.

Page 10., 8) - Insert a new paragraph before the words “A public improvement bond...”. The words “or county” were deleted between the words “Town” and “roads”, and the word “Town” was inserted before the words “roads will be among...”

Page 10., 11) – The words “wind power” were replaced with the words “Commercial WECS”.

Town of Wright Property - Chairman Price asked board member Dan Driscoll to explain to the rest of the board the issue with the property in the Town of Wright that he had previously emailed about. Mr. Driscoll said he had received a letter from the Town of Wright notifying him of the intention of a landowner to split off 8 acres of his land to give to his daughter to build a house. The reason we are being notified is that this decision could have a negative visual impact for the owner of the property across the street which would be in the Town of Knox. This division in the Town of Knox would fall under the one-cut rule, however in the Town of Wright it is considered to be a minor subdivision. It was Mr. Driscoll's opinion that after surveying the aforementioned properties, this was not a issue for the Town of Knox but for the Knox homeowner who should attend the Town of Wright's Planning Board meetings to address any concerns he/she may have.

Board Member, Bob Gwin mentioned that the Town of Rensselaer had passed a large wind farm law and wondered if maybe there might be strength in unity. Chairman Price indicated that there was a meeting in Albany at one point but that there hasn't been any follow up. He agreed to look into it.

Public Comments

Town of Wright Property - Ed Ackroyd asserted that it was in the Knox land owners best interest to look into his property taxes that might be related to thier view. He/she may be being taxed for the view and if the view gets obstructed with another house, etc. he/she should not have to pay as high a level of property taxes. Dan Driscoll said he would contact Russ Pokorny about it.

Audience member asked about where our Medevac helicopters landed in the Town of Knox and that maybe this should be considered in the writing of the WECS regulations.

It was asked if anyone had notified the woman who came to the board regarding splitting her property and was told she couldn't because of the one-cut rule. Chairman Price said he wanted to wait to contact her until after the Town Board Special Meeting of the one-cut rule on 10/21.

Upon a motion made by Bob Gwin and duly seconded by Chairman Price, the meeting was adjourned at 2056.

The next meeting will be held on November 11th @ 1930