

Town of Knox, Albany County

Established 1822

Planning Board Meeting Minutes

11/08/2012

Planning Board Members:

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

Meeting called to order at 1935.

1. Minutes of October 11, 2012 meeting were reviewed and approved.

2. New Business-

a. 11/06/12 Town Board Meeting.

Chairman Price attended this meeting and reported that the Town Board has approved funds for hiring a consultant to review the Town Comprehensive Plan and recommend needed updates. He also received a copy of a report assessing the possible impacts of hydrofracking in the Town of Berne; this report is available on the Town of Berne website.

b. Zoning Variance question.

Mr William Coton of Old Stage Road asked several questions about the process for zoning variances in Knox relative to continuation of a kennel business on a property being sold to a new owner. After discussion, it was noted that a kennel requires a special use permit from the Zoning Board of Appeals, and recommended that Mr Coton contact the ZBA chairman to determine the specific conditions of the permit and to discuss how their process works for granting such permits.

c. Possible Subdivision.

Chairman Price noted that he had been contacted regarding possible subdivision of the Colliton farm on Bozen Kill Road. The Board briefly discussed that this may be a "one cut" situation, and will wait for further details.

d. ZBA Question.

Bob Delaney outlined a situation where a homeowner wants to buy a ¼ acre from his neighbor to settle an encroachment issue. No other lot size or setback issues are involved. After discussion, it was agreed that this sale would need no subdivision review.

3. Meeting adjourned at 2041

Next meeting be on 13 Dec. 2012 at 1930.