

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

**PLANNING BOARD MEETING MINUTES**

13 December 2007

Present: Dan Driscoll, Bob Gwin, Bob Price, Mike Scott, and Tom Wolfe

Meeting called to order at 1940.

The November minutes were approved as written with some minor typographical corrections.

**The public hearing was held regarding the new ambulance building to be located on Street Road at the corner of Knox Cave Road as proposed by Helderberg Ambulance Squad, Inc.** Chairman Price began the hearing at 1940 and introduced John DeMis, L.S., P.E., who presented the survey map he prepared for Helderberg Ambulance as well as the short Environmental Assessment Form, a Site Plan Narrative, a letter from the County Health Department and a copy of the Deed.

Under questioning by Fire Commissioner Allen Saddlemire, a representative of the Squad said that the cost of construction for the building will be about \$110,000. Mr. Saddlemire argued that for a lesser sum, the building could have, and should have, been built as an addition to the firehouse in the hamlet. The Squad responded that since it was an independent not-for-profit organization, it was wiser to build on property owned by the Squad. Mr. Saddlemire then questioned the Board as to why the Fire Commissioners had not been notified when the Squad decided to not use the space allocated in the proposed new Knox Town Hall building. Bob Price responded that because the Town Board had not moved promptly on that project and in an effort to control costs, that space had been removed from the revised building plans. Further, there was no way that the Planning Board could have known that the Fire Commissioners wanted to have the Ambulance Squad in the Knox Firehouse.

Arthur Dombrowski, a neighbor of the proposed site, objected to the facility being placed in a residential neighborhood. He questioned whether proper public notice had been given when the Zoning Board granted a variance (from 15 acres to 3 acres), and in particular why he, a neighbor, had not been notified of the hearing for the variance (as he had been notified of the hearing for the Planning Board's

Site Plan Review). Finally, he questioned the loss of property tax revenue since the Squad is a not-for-profit organization.

There being no other public comments, Chairman Price closed the hearing at 2048.

Upon review of the EAF for the project, the board determined that there would be no significant environmental impact. After reviewing the points required by the Zoning Ordinance, Article VI, Section 61.F, the Board determined that the Site Plan for the Helderberg Ambulance Squad building was acceptable. Bob Guinn moved that the Site Plan be approved, seconded by Tom Wolfe. Bob Gwin, Bob Price, Tom Wolfe and Dan Driscoll voted to approve; Mike Scott voted against approval. The Site Plan is approved.

As a result of the discussion about the variance for the ambulance building, the board discussed the need to provide earlier public notification about potentially controversial issues (such as the variance from 15 acres down to 3 acres). The board agreed that when issues like that come up in the future, the Planning Board would, if possible, provide information to the public at a much earlier point in the review process, for example, by placing a public notice in the Altamont Enterprise or by publishing information (such as the board's agenda) on the Town's website.

**Black Creek Estates.** Although included in the agenda, the developer did not attend the meeting. Mike Scott mentioned that he had heard that the contaminated well on the property had been drilled by Lawrence Well Driller. The board agreed to ask the developer to provide information about that well. Bob Gwin pointed out that the request is consistent with Article V, Section 5A of the Subdivision Regulations (page 20) which makes it clear that all lots must be buildable; in particular, given evidence of possible problems (similar to the conditions which were present at the Whipple property on Old Stage Road), we should require proof (Albany County Department of Health approval) that each lot can provide potable water and sanitary waste water disposal.

Upon a motion made and duly seconded, the meeting was adjourned at 2140.

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The next meeting will be at 1930 on Thursday, 10 January 2008