

PLANNING BOARD
TOWN OF KNOX
ALBANY COUNTY
Established 1822

PLANNING BOARD MEETING MINUTES

December 10, 2009

Present – Dan Driscoll, Bob Gwin, Stew Kidder, Bob Price, Brett Pulliam, Tom Wolfe

Meeting called to order - 1937

The Board began by reviewing the **November minutes**. Motion was made to approve as written, motion passed unanimously.

The next order of business was the **proposed “Public Comment Rules”** discussed at the November meeting. The November minutes did not specify how the Board members had voted so for the record, the six members that voted yes were Dan Driscoll, Stew Kidder, Bob Price, Betty Ketcham, Tom Wolfe and Brett Pulliam; Bob Gwin was the one vote opposed.

Chairman Price then presented information from a **Hudsonia conference** that he and Betty Ketcham attended. While both attendees found the material informative, it was not entirely applicable to the Town of Knox.

The Board then began discussing the **Commercial Wind Turbine Ordinance**.

Chairman Price discussed a meeting held by Albany County Planning (ACP) regarding commercial wind turbine ordinances in the Hilltowns. Since ACP has to approve the ordinances, it is good to get their input early in the process. The Towns in attendance agreed to work cooperatively to try to develop consistent

ordinances throughout the Hilltowns. The issue of taxing developers on the value of the property rather than accepting PILOTs was also discussed.

Board members gave updates on the information they have put together on several different issues to be addressed by the ordinance including noise, property value and traffic issues. Dan Driscoll asked if maintenance of the facilities should be addressed with the construction or separately. Board members agreed that any upgrades that need to be made, to roads for example, would be made during construction so even if heavy equipment needed to be brought in later for maintenance, the upgrades would already be in place. Tom Wolfe pointed out that we should still have the contractor acquire a bond if heavy equipment needs to be brought back in for maintenance.

Chairman Price asked about tackling the definitions that are needed, but other Board members agreed that definitions should be the last thing discussed once we know what needs to be defined.

Finally, Bob Gwin mentioned that he has been looking at the windmill ordinance and believes that the way it is set up, to amend the Zoning Ordinance, is the best way to treat this ordinance too. If this ordinance is done as a stand alone then a lot of information that is already in the Zoning Ordinance will have to be included.

In addition, the Zoning Ordinance will have to be amended anyway to reference the new ordinance either way so it may just be easier to amend the Ordinance to add this.

Upon a motion made and duly seconded, the meeting was adjourned at 2034.

The next meeting will be on 14 January, 2010 @ 1930.