

**PLANNING BOARD**

**TOWN OF KNOX**

**ALBANY COUNTY**

**Established 1822**

**PLANNING BOARD MEETING MINUTES**

**8 December 2011**

Present: Bob Price, Earl Barcomb, Dan Driscoll, Bob Gwin

Meeting called to order at 1932.

Minutes of 11/10/11 meeting were approved as written. An audience member questioned as to why the part about certain Board Members having lease agreements regarding natural gas drilling in their deeds was not included in those minutes. Dan Driscoll responded that while there were of some historical interest, the information was not particularly relevant to the issue of potential for natural gas drilling in the Town.

Chairman Price made a statement about that the public hearing and approval of the subdivision scheduled would be somewhat different tonight as there is not a super majority of members present and therefore the Board would have to strictly adhere to the rule that subdivisions on State or County roads needed to be submitted to the Albany County Planning Board.. Chairman Price submitted to Leslie Lombardo at ACPB a PDF file of the map and the required application form. He also mentioned that County Planning Board is now in Voorheesville for the information of the subdivision applicants.

The Public Hearing was opened at 1940. Ms. JoAnn Darcy Crum, L.S. presented copies of the subdivision plats to each member for review. Dan Driscoll agreed that subdivision plats be sent to Albany County to prevent any violation of the law. The Board was given, by the applicant, a completed application, short-form Environmental Assessment Form. . Copies of the notice of tonight's public hearing had appeared in the *Altamont Enterprise* twice.

Application Statement: Nothing to be reported by Mr. Homer Warner, except that there are no known covenants on this property. Statement by JoAnn Darcy Crum regarding the reasons for the subdivision. The original owners (Mr & Mrs Walk) "thought" that they already had a subdivision done. In 2000, all the necessary work was completed, but the paperwork was never filed with the County. Mr & Mrs Walk are now deceased and the family wants a three parcel subdivision. Chairman Price mentioned the large the lot size with the potential for further subdivision and if they later want to subdivide again, it becomes a major subdivision, which is a much more closely scrutinized subdivision. Currently, lot #3 is spoken for and lot

#1 is the one with the house and 30 acres, which is currently on the market. The Albany County Tax lot reference number was not on the original paperwork, but Chairman Price located it and put it on the form.

The Subdivision Checklist was completed. There were no further comments. Member Driscoll recommended that the final portion of the EAF form be completed by Chairman Price, which was done. The Public hearing closed at 2000. All agreed that the subdivision will be approved providing notification from Albany County.

Member Driscoll asked if anyone have an answer to question “why is it necessary in the draft WECS that we have wording requiring that require both a pre-appraisal of effected property and another one at the time of the application to develop a commercial WECS?”

Motion to adjourn made by Member Driscoll, seconded by Member Gwin. Adjourned at 2010.

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Next meeting will be on January 12, 2012 at 1930

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