

Town of Knox, Albany County  
Established 1822

Planning Board Meeting Minutes  
12/13/2012

**Planning Board Members:**

Present: Dan Driscoll, Bob Gwin, Bob Price, Brett Pulliam, Earl Barcomb, Pam Fenoff

Meeting called to order at 1940.

**Discussion on Nan Stolzenburg's review of Knox's Comprehensive Plan**

Bob Price apprised the town board of the review submitted by Nan Stolzenburg. His hopes of making quick work of this was dashed. Lots of work. He did get permission from the Town Board to approach Ms. Stolzenburg to do the work of regarding working the town's Comprehensive Plan.

Bob Gwin shared his thoughts on the review from Ms. Stolzenburg. Before we decide how, we need to know if the town board will buy into doing the work? Bob Price – yes, the town wants to ban fracking and they know they need to revise the comprehensive plan so that it will stand up to legal scrutiny.

There is no question that there are lots of things not addressed in the original plan. For example: one goal is to protect the rural character of Knox but that very thing is not defined.

The idea is that she would create a questionnaire to survey the town residents... a major undertaking. Dan pointed out that there is an alternative –having focus meetings. Bob Price - bottom line is this is not going to happen in a few months.

Dan – not something the Planning Board should do. Bob Price agrees.

Dan - Redoing the maps is listed as a “have-to” – might be easier now with technology as it is. There is a map of the Town Wetlands (Local Wetlands), but like most of the maps, it needs to be brought up to date.

Discussion about the amount of work, especially the maps.

Bob Price – Comprehensive Plan is in serious need for revisions. Bottom line is that if the Town doesn't want to pay for this to be done by an outside source – they will not be able to get the ban on fracking.

More discussion... We currently have a good description of most things that might be impacted, so we might be able to get the ban without revising the plan.

The main problem is the Comprehensive Plan is old and definitely does need to be revised. The map of scenic vistas was created by one person / his opinion. This was appropriate at the time. The town's citizens should probably have a say in where those scenic vistas actually are.

Bob Price will talk with Nan, what's the number? What might it cost for her to do this? Should we set up a committee? Rely on a consulting firm? Go out for bids?

The consensus is that it was worth the \$500 for this review.

A. Planning Board is not going to rewrite this. Then will approach the Town Board on January 1<sup>st</sup>.

**Discussion regarding the re-typed latest version of the WECS draft with emphasis on its organization and formatting.**

Pam revised the format of the document. Easier to read and make notes. Does need a lot of organization.

Dan – spent a lot of time on it. Reviewed the document...

Dan recommends – take these changes and incorporate them into the ZO, so we can see what the organization and, put them in in a different color so they stand out and we can see how this changes to the ZO.

Bob Price – reminds us that this will be merged into the ZO and will not be a stand alone.

How are we going to do that. Can't define it by color – too hard to print. Bob Price feels it would be easier to make this a stand alone document.

Dan – we're amending the site plan review. Bob Price – but for WECS, not for housing (in the ZO). Dan – but some things are relative to info in the ZO. Dan feels that Bob Price should be the one to make the changes.

Perhaps Pam could take a stab at it. Pam's unfamiliar with both docs, but suggests that the Planning Board review WECS draft and label it according to how / where its text should be inserted into the ZO. Pam will combine the two. The WECS info / text will be added in italics into the ZO.

Discussion...

We'll have to remove the color in the current ZO online and use color for the new additions... from the WECS.

Brett and Earl arrived; Bob Price updated them on our discussions thus far....

We reviewed the WECS and the Planning Board told Pam where to put the WECS portions into the ZO.

Pam should have this done prior to, Jan 1 so it can be printed, reviewed and distributed at the next meeting, January 10<sup>th</sup>.

Bob Price will print copy of ZO from online for each Planning Board member.

Dan Driscoll pointed out that the noise wording, in draft WECS – page 4, of the November 11, 2012 draft, handed out at the meeting by Bob Price, re: site plan approval... If a facility is operating during the day, fine. But fans, etc, running at night over 40 dba would not be allowed. Feels this is easy to comply with. But by changing this, if noise is confined to daytime hours, it doesn't allow for any noise at night.

Also eliminated was the abbreviation Leq(10), but that is ok. No need to change it back. Dan Driscoll agreed to send a revised noise section to the members.

In Bob Price's revised November 11, 2012 draft, substantial revisions appear to have been made to the REPVAP section that must be reviewed by the Planning Board.

Review and approval of 11/08 minutes, as written. Motion to accept and approve by Bob Gwin, seconded by Earl Barcomb.

Questions & Comments from the audience. None

Motion to Adjourn by all. Meeting adjourned at 8:50 pm

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Next meeting January 10, 2013