

**Town of Knox  
Special Meeting  
July 26, 2016**

**PRESENT:**

Supervisor Lefkaditis  
Councilman Barcomb  
Councilman Barber  
Councilman Kuck  
Councilwoman Pokorny  
Town Attorney Dorfman

**ALSO:** Town Clerk Murphy

**ABSENT:**

Highway Superintendent Salisbury

The meeting was called to order at 6:00p.m. with the Pledge of Allegiance.

**RESOLUTION #147-2016 – ADJOURN REGULAR MEETING AND OPEN PUBLIC HEARING TO DISCUSS PROPOSED SOLAR AMENDMENT TO THE ZONING ORDINANCE AS ADVERTISED**

On motion of Councilman Barcomb, seconded by Councilman Kuck, the following resolution was ADOPTED unanimously.

RESOLVED to adjourn regular meeting and open public hearing to discuss proposed solar amendment to the Zoning Ordinance as advertised.

***Town of Knox  
Proposed Notice of Public Hearing***

*PLEASE TAKE NOTE, that the Town of Knox will hold a Public Hearing pursuant to Sections 264 and 265 of the Town Law of the State of New York to amend the Zoning Ordinance of the Town of Knox to establish standards and requirements for regulation of solar arrays in the Town of Knox.*

***Section I. Purpose and Findings***

*The Town of Knox finds that solar energy is a renewable and non-polluting energy source that can prevent or reduce fossil fuel emissions. It is in the best interest of current and future residents to promote the use of solar power in the Town. It is hereby declared to be the policy of the Town of Knox to support the development of solar power generation. This Law is to amend the Zoning Ordinance to provide for the efficient regulation of solar power generation projects by providing definitions, requirements, and guidelines for approving solar power projects in the Town of Knox.*

***Section II. Amendments***

***A. Article II – Definitions is hereby amended by adding the following definitions:***

*\*Small scale solar arrays: an array of solar Photovoltaic (PV) panels or solar thermal panels producing power primarily for on-site use and constituting an accessory use of the property. Area covered by panels is no greater than the area covered by buildings or less than ¼ acre.*

*\*Large scale solar arrays: an array of solar panels generating power to be used primarily off site. Area covered by panels greater than ¼ acre.*

**B. Article IV Section 45 Accessory Uses is hereby amended by adding the following:**

*\*Small scale solar arrays P P P N N P P P*

**C. Article IV Section 46 Business Uses is hereby amended by adding the following:**

*\*Large scale solar arrays A A A N N A A A*

*(Article V, Section 50T)*

**D. Article V Section 50 T is hereby added as follows:**

*T. Solar arrays.*

*Applications for large scale solar array projects must identify and include all related work off site as part of the project, and include plans for operating and maintaining the installation and proof of coordination of emergency plans with local fire and emergency agencies. Include plans for installing and maintaining adequate visual buffer between the solar array project and adjoining lands. Plans for decommissioning the installation must also be provided, with guarantees for returning the lot to preconstruction condition. Planning Board may increase allowable lot coverage up to 50% as appropriate, based on site plan review.*

*Said hearing will be held on July 26th, at 6pm at the Knox Town Hall, at which time all persons interested shall be given an opportunity to be heard.*

The board discussed the definition of the ¼ acre as it applies to small and large scale solar arrays and agreed that language should be added to cover the use of multiple small units as well as the use of side yards and front yards for installation.

Planning Board members Tom Wolfe and Deb Nelson discussed that any solar array installation would still be subject to set back rules as apply to other accessory buildings, pools, etc.

Councilman Barcomb read the “accessory building” section of the zoning ordinance (Article V, Sec. 50(A)(5)) and stated that any deviation from this ordinance would require a variance from the ZBA.

Supervisor Lefkaditis and Councilwoman Pokorny agreed that the ordinance seemed limiting to restrict residential solar arrays to back yards only and agreed that more flexibility in the wording would be appropriate.

Planning Board members Deb Nelson and Tom Wolfe also stated that adding language to address future development around large scale solar arrays would be needed.

The board put forth the following corrections and additions to the proposed solar amendment:

1. Section II(B) should read "Article IV Section 43 (not section 45)
2. Section II(C) should read "Article IV Section 44 (not section 46)
3. Remove the last "P" from Section II(B)
4. Remove the last "A" from Section II(C)
5. Combine the two sentences that define Large Scale Solar Arrays by adding ....and/or an...between the word 'site' and the word 'area'.
6. Add the following sentence to the end of the Small Scale Solar Array definition in Article II(A). "The 1/4 acre need not be contiguous and side yard installation are permitted."
7. Remove the words "up to 50%" from the last sentence of Section II(D)(T).
8. Add to the following sentence to the end of Section II(D)(T). "Any future subdivision of the parcel of land as identified in the applicant's submitted request whether by formal application for a subdivision or by the subdivision of land into two lots (known as the one-cut rule) as defined by the "Subdivision" definition contained in the Town of Knox Land Subdivision Regulations, must be approved by the Planning Board of the Town of Knox."
9. Add the following words to the front of the highlighted sentence "Application(s) shall include....."

**RESOLUTION #148-2016 – ADOPT PROPOSED SOLAR AMENDMENT TO THE ZONING ORDINANCE WITH CHANGES**

On motion of Councilwoman Pokorny, seconded by Councilman Barcomb, the following resolution was ADOPTED unanimously.

RESOLVED to adopt the proposed solar amendment to the Zoning Ordinance with changes.

**RESOLUTION #149-2016 – CLOSE PUBLIC HEARING TO RECONVENE THE REGULARLY SCHEDULED MEETING**

On motion of Councilman Barcomb, seconded by Supervisor Lefkaditis, the following resolution was ADOPTED unanimously.

RESOLVED to close public hearing and reconvene the regularly scheduled meeting.

The board discussed changing street lights along the Lighting District from high pressure sodium lights to LED lighting. Carol Palmer from Potential Management has sent a proposal for this change. In the review of this proposal Supervisor Lefkaditis found a discrepancy in the billing that resulted in a refund of about \$1,200. The estimated cost of the project would be \$2,000 which would leave approximately \$800-900 difference to be paid by the town. The estimated savings per year from switching to LED lighting would be about \$500 per year.

**RESOLUTION #150-2016 – AUTHORIZE SUPERVISOR TO SIGN PAPERWORK TO SWITCH 25 STREET LIGHTS IN LIGHTING DISTRICT TO LED LIGHTING WITH FUNDS FROM LINE ITEM A1990.4, NOT TO EXCEED \$1,000.00 NET FOR INSTALLATION, AFTER CREDIT IS APPLIED.**

On motion of Supervisor Lefkaditis, seconded by Councilman Barber, the following resolution was ADOPTED unanimously.

RESOLVED to authorize Supervisor to sign paperwork to switch 25 street lights in Lighting District to LED lighting with funds from line item A1990.4, not to exceed \$1,000.00 NET for installation, after credit is applied.

The board was given a proposal to increase permitting fees from the Building/Zoning Administrator. The proposed increases are still below average.

Councilman Barber stated that he would like to see miscellaneous permits increased to \$100 for accessory buildings such as pole barns, garages, etc.

Councilwoman Pokorny responded that she does not want fees to become too onerous so people continue to cooperate with the permit process and don't see it as an obstacle.

The board discussed what would be appropriate fees for large scale solar and decided to move the decision to the August meeting for allow time to research appropriate solar fees.

Supervisor Lefkaditis stated that Potentia Management would like to give a proposal to the town to install a solar array system. If the board would like to see proposal they will need copies of all electric bills from the year. Supervisor Lefkaditis asked if the board would be interested in sending out an RFP for it to see other quotes as well.

**RESOLUTION #151-2016 – AUTHORIZE ADVERTISING RFP FOR PROPOSED SOLAR PROJECT TO OBTAIN ELECTRICITY DERIVED FROM PHOTOVOLTAIC (PV) ENERGY SOURCES.**

On motion of Councilwoman Pokorny, seconded by Supervisor Lefkaditis, the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVED to authorize advertising of RFP for proposed solar project to obtain electricity derived from photovoltaic (pv) energy sources.

**RESOLUTION #152-2016 – ESTABLISH BOARD OF ETHICS REVIEW COMMITTEE AND APPOINT COUNCILMAN BARBER AS THE TOWN OFFICER AND ADVERTISE FOR TWO OTHER POSITIONS.**

On motion of Supervisor Lefkaditis, seconded by, Councilman Barcomb the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVED to establish Board of Ethics Review Committee and appoint Councilman Barber as the Town Officer and advertise for two other positions.

Councilwoman Pokorny asked supervisor Lefkaditis how Anna was doing on the newsletter and when it would be expected to go out. If there is room more details about the Household Hazardous Waste Day would be essential. If not, perhaps an ad in the paper will be necessary.

Councilman Barcomb stated that the newsletter needs to be reviewed and approved before it is sent out.

Supervisor Lefkaditis stated that a work session would need to be scheduled to discuss several things. A date will be set by the board.

Councilman Barcomb reported that he spoke with the contractor that was suggested for the HVAC project, however that contractor only did the plumbing. Councilman Barcomb suggested he get 3 quotes from HVAC contractors to look at this project.

Councilman Barcomb is working with Ray Shafer's daughter to coordinate putting together a proclamation honoring Ray's 100 years of life to be presented to him and his family in the near future.

Councilwoman Pokorny requested that an item be added to the agenda for the next meeting to discuss sending CAC member Dee Weossner to a Habitat and Water Resource Assessment workshop.

Resident Ed Ackroyd added that the Albany County Legislature will be voting on the dedication of 2 roads in Knox to honor Veterans.

With no further business Councilman Barcomb mad a motion to adjourn, seconded by Councilwoman Pokorny, and carried unanimously. The meeting was adjourned at 8:00pm

Respectfully Submitted,

August 8, 2016

Tara Murphy  
Knox Town Clerk