

**Town of Knox
Regular Meeting
April 8, 2014**

PRESENT: Supervisor Hammond
Councilwoman Pokorny
Councilman Viscio
Councilman Decker
Councilman Barber

ALSO: Town Attorney Dorfman
Town Clerk Murphy
Highway Superintendent Salisbury

The meeting was called to order at 7:30 p.m. with the Pledge of Allegiance to the Flag.

Supervisor Hammond read the legal notice for the Public Hearing regarding the proposed Business District 1 in the Hamlet of Knox.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of Knox will hold a Public Hearing on April 8, 2014 at 7:30 pm, 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 create a business district in the Knox Hamlet, at which time all persons interested will be heard.

Date: March 13, 2014, Knox, New York

Tara Murphy, Town Clerk

**RESOLUTION #49-2014 – OPEN PUBLIC HEARING ON AMENDING ZONING
ORDINANCE OF THE TOWN OF KNOX TO CREATE A BUSINESS DISTRICT IN
THE KNOX HAMELT.**

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

RESOLVED to open public hearing on Business District 1 in the Hamlet of Knox.

Glen Humphrey, Hamlet resident, expressed his concerns over future tax increases to meet business district needs such as water/sewer.

Robert Price, Chairman of the Planning Board, responded by stating that water/well/waste water have always been a concern and that the necessity for a municipal water system could be in the distant future only if residents have some issues that would make it necessary.

John DeMis, Zoning Board of Appeals board member, requested a change in the wording of the ordinance from “district” to “parcel” in Section 6 in regards to buffer zones.

Mary Loeber and Merricat Blakeman, both Knox residents, asked about the expanded boundary line as well as the list of approved businesses that would be allowed in the new multi-use district.

Supervisor Hammond replied that the expanded boundary line was done in looking towards the future with future expansion in mind.

Town Attorney John Dorfman stated that any and all proposals would need site review by both the Zoning Board of Appeals and the Planning Board.

Bernadette DeMis, Knox residents, spoke in support of the business district stating that the multi-use district allows for future growth in Knox.

John Elberfeld, Knox resident, spoke in support of the multi-use district, commenting that it opens up more options even for small cottage industries.

Travis Stevens, asked if a future business did not fit into Business District #1 but bought property elsewhere would a special use permit be given.

Supervisor Hammond replied that yes it is possible, but with clarification.

Gerard Chartier, Berne Planning Board Chairman, spoke on behalf of his son who is a property owner in the hamlet, and suggested that the board conduct “visioning” meetings to help create a visual guide of what is acceptable under the “historical character” as part of the Comprehensive Plan process. He also expressed some concerns over some of the types of business that would be allowed stating that they may not be appropriate for this kind of setting.

Pamela Fenoff stated that several changes could be looked at to allow different kinds of businesses.

Robert Price replied that a lot of this is assuming that this kind of thing would be regulated by the site plan review process.

Travis Stevens asked if people could opt in or out of the business district.

Supervisor Hammond responded that they would have to follow the process with site plan review.

With no other comments regarding the business district, the public hearing was closed.

RESOLUTION #50-2014 – CLOSE PUBLIC HEARING ON BUISNESS DISTRICT #1

On motion of Councilman Barber, seconded by Councilman Decker, the following

resolution was ADOPTED AYES 5 NAYS 0
RESOLVED to close public hearing.

Supervisor Hammond stated that the suggested change to the language regarding the buffer strip is a good consideration and asked the Town Board if they would like to move forward with this with the suggested changes.

RESOLUTION #51-2014 – PUBLIC HEARING HAVING BEEN DULY HAD, ON PROPER NOTICE, IS HEREBY RESOLVED TO ADOPT AMENDMENT OF ZONING ORDINANCE OF THE TOWN OF KNOX TO PROVIDE FOR A BUSINESS DISTRICT #1

On motion of Councilman Barber, seconded by Councilman Viscio, the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVED to adopt amendment of the Zoning Ordinance of the Town of Knox to provide for a Business District #1.

Councilman Viscio stated that this will provide an opportunity for cottage industries to continue without concern and that the limitation of water will restrict the types of businesses that can establish here.

Councilman Decker thanked the Planning Board and Bob Price for their efforts in putting this amendment together.

RESOLUTION #52-2014 – AUTHORIZE EXPENDITURE OF \$150.00 TO OFFSET THE COST FOR THE MEMORIAL DAY PARADE

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

RESOLVED to authorize the expenditure of \$150.00 for the Memorial Day Parade, organized by the Helderberg Kiwanis; Berne and Westerlo also contribute.

RESOLUTION #53-2014 – AUTHORIZE FINAL PAYMENT OF \$970.50 TO FRONTIER SNOWMOBILE CLUB FOR FINAL 30% OF STATE GRANT.

On motion of Councilman Viscio, seconded by Councilman Decker the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVED to authorize final payment of \$970.50 to Frontier Snowmobile Club for final 30% of the State Grant.

Pat Gage, on behalf of her brother Jim Gage, presented the board with a proposal to create a Community Garden on the town lot located at the south end of the Hamlet on Route 156.

Councilman Viscio commented that the area would have to be tilled and water would be needed. Supervisor Hammond stated there are other considerations as well such as parking. He continued that there is an area down in the town park that could be used for this but it would take a

concerted effort by a group of people to make this go. Supervisor Hammond suggested that the town board look into the idea, stating that garden clubs can be well populated groups that would bring people together.

Councilman Viscio stated that this could open up other ideas such as a garden club for Knox with interest from a small group of people that would help. He then suggested that a notice be placed on the town website and facebook page asking about interest from the community with Pat Gage as the contact. This way we can see what the interest is like first.

John Elberfeld spoke on behalf of the Knox Historical Society to address the painting or installation of vinyl siding on the museum building to preserve it. The historical society suggested the vinyl siding because it would preserve the building the best and are not “married” to any color but white was suggested along with new shutters.

Supervisor Hammond mentioned that the building was scraped/primed/painted 12 years ago and in 2013 a new roof was put on, which had to be done first. Supervisor Hammond, along with the board, agreed that something needs to be done and that the first step would be to get pricing on vinyl siding versus painting. The board decided to that an RFP would be put out for estimates on the job for both vinyl siding and painting and assess the quality of the job included in the pricing.

Councilwoman Pokorny raised the idea of fundraising.

Ray Hand, historical society member, mentioned the potential of donations from large box stores such as Home Depot and Lowes who have helped other similar groups in the past.

Supervisor Hammond asked the board to review and discuss the veteran exemptions issue further.

Councilman Decker mentioned that Russ Pokorny, Knox Tax Assessor, was looking into the impact and getting the board the numbers to review.

Ed Ackroyd mentioned that BKW school district voted to go with the “basic max” option and urged the town board to go to the maximum exemption level for the town.

Councilman Decker stated that this is not something the board can decide on now until Russ gets all of the numbers to see where the dollars are coming from and how tax-payers will be affected by these kinds of changes.

Supervisor Hammond stated that the development of the Employee Handbook is happening now and materials have recently been added to the draft. He is hoping to have the finished handbook in the next month or so.

The board reviewed the Trailer Court Permit Applications for Green Acres and Kountry Knolls.

Both had complete applications and included the Inspection Reports from the NYS Health Department and application fee.

RESOLUTION #54-2014 – TOWN BOARD TO ACCEPT THE TRAILER COURT APPLICATIONS FOR GREEN ACRES AND KOUNTRY KNOLLS

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

RESOLVED to accept the Trailer Court Applications for 2014 for Green Acres and Kountry Knolls.

Councilwoman Pokorny reported on the status of the Comprehensive Plan stating that both the flow chart and draft public survey were sent to Nan Stolzenburg for review and both have come back with recommendations. The recommended changes have been made and distributed for review. Councilwoman Pokorny reviewed some of the suggestions such as cleaning up the survey format and simplifying the answers to be consistent for each question as well as adding open ended questions in regards to the business development area in order to encourage suggestions and not seem restrictive. Nan Stolzenburg also suggested that the survey be put up online using SurveyMonkey to help in gathering responses. Councilwoman Pokorny stated that they are pretty close having a working finished product and would like to try to have something put up on SurveyMonkey by next month.

Vasilios Lefkaditis asked who was interpreting data and expressed his concerns over the open ended questions.

Councilwoman Pokorny responded by saying that once that data is collected there could be public workshop to look at the results and help interpret the data.

Travis Stevens raised concerns over the security of the results ensuring that only one response per person is received.

The board discussed the need to protect the privacy of residents while ensuring there are no duplicate results sent in. Concern over how many surveys will be sent to each household was discussed as well – one per person or per household.

Councilwoman Pokorny suggested consecutively numbering the surveys in order to track them.

The board decided that they should contact Nan Stolzenburg to get her professional opinion on how privacy without duplication is controlled with a verifiable record, and what methodology has been used to meet this requirement.

RESOLUTION #55-2014 - PAYMENT OF BILLS

On motion of Councilman Decker, seconded by Councilwoman Pokorny, the following

resolution was ADOPTED AYES 5 NAYS 0

RESOLVED that the Bills be paid on General Abstract #04 of the General Fund, covering claims #68-89 & 104-105 in the amount of \$11,095.08 and of the Highway Fund, covering claims #90-103 in the amount of \$12,675.45 for the year 2014.

RESOLUTION # 56-2014 - APPROVAL OF MONTHLY REPORTS

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

RESOLVED that the Reports of the Town Clerk and the Town Supervisor for the Month of March 2014 be approved.

RESOLUTION # 57-2014 - APPROVAL OF MINUTES

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

RESOLVED that the minutes of the March 11, 2014 meeting be approved.

Highway Superintendent Salisbury presented an application for Highway School which will be held in June again this year at the Ithaca College. Early registration is \$100.00, saves \$35.00. Cornell Local Roads Program workshop at Cooperative Extension was approved which will be a really useful workshop on roadside drainage.

RESOLUTION #58-2014 – AUTHORIZE HIGHWAY SUPERINTENDENT TO ATTEND HIGHWAY SCHOOL AT A COST NOT TO EXCEED \$500.00 FOR REGISTRATION AND LODGING AT ITHACA COLLEGE

On motion of Councilman Viscio, seconded by Councilman Decker, the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVED to authorize Highway Superintendent Gary Salisbury to attend Highway School at a cost not to exceed \$500.00 for registration and lodging at Ithaca College.

Councilman Barber reported that the Youth Council will be holding the Easter egg hunt at the Knox Town Park on April 13th at 1:00pm.

With no further business, on a motion of Councilman Decker, seconded by Councilman Viscio, the meeting was adjourned at 10:05 p.m. Carried unanimously.

Respectfully Submitted,
April 22, 2014

Tara Murphy