

**PLANNING BOARD
TOWN OF KNOX
ALBANY COUNTY
Established 1822**

PLANNING BOARD MEETING MINUTES

July 8, 2010

Present: Bob Gwin, Betty Ketcham, Bob Price, Brett Pulliam

Meeting called to order at 1937

The Board began by reviewing the **June minutes**. Motion was made by Brett Pulliam to approve as written, duly seconded by Betty Ketcham and passed unanimously.

Since the attorney representing the estate of Mike Scott was not yet present for the Public Hearing, Chairman Price proceeded to the second item on the agenda, Shared Driveways.

Chairman Price explained to those present the ongoing issue of shared driveways - The Town of Knox' requirements were to ban shared driveways but the requirement is not in writing anywhere has been an ongoing issue with Planning Board members. It was agreed by the board at the June 10, 2010 meeting that a letter would be drafted to the Town Board requesting the Town of Knox change the Subdivision Regulations to stipulate that shared driveways will not be allowed in the Town. Chairman Price then read the letter that was sent to Mike Hammond, Town of Knox Supervisor. Chairman Price noted that Supervisor Hammond was in receipt of the letter and that he indicated the Town Board would take up this recommendation at the next Town Board Meeting.

Public Hearing was opened at 19:49 for the proposed creation of a minor subdivision of the Estate of Michael Scott. Present for the hearing were Ms. Theodora D'Amico, real estate agent for the heirs of the Scott Estate, and her attorney, Mr. David Juneau, and Mr. Zimmer, Parcel #1 buyer of proposed subdivision. Chairman Price noted that the board had tentatively approved the plat at the last Planning Board Meeting on June 10, 2010 with some minor changes requested. Mr. Juneau passed out updated drawings for the board members to review. Many town residents were in attendance and Chairman Price had a set of drawings put out for them to look at. A question was asked by one resident as to the legality of the proposed easement as he had been told he could not have an access road from his property through another landowner's property. Chairman Price explained that was an issue to be agreed upon by the two landowners. In this case Mr. Zimmer had agreed to let this access road run through a portion of his property. Most of the residents concerns seemed to be centered around the issue that these parcels may be sold and then divided up again and the possible creation of issues of water availability and well contaminations that may be caused by this subdivision. There was discussion about where the land was located and the composition of the soil in that area – most of it being heavy soil and not well drained. Ms. D'Amico explained that the goal for the heirs of the estate was not to bring change but for the parcels to be kept in large lots and sold to private owners.

There was a question about the property being in an agricultural district? Chairman Price pointed out that it is zoned as a residential parcel in an agricultural district.

Chairman Price asked if the members of the board had anything to say. Betty Ketcham said that she doesn't like seeing a farm divided up. Everyone agreed that it was unfortunate. It was noted that it was still possible that one owner would buy parcels 2, 3, and 4 keeping that land together. Bob Gwin and Brett Pulliam had no issues with the proposal. Upon a motion made by Mr. Gwin and seconded by Mr. Pulliam, the motion to create a minor subdivision of the Estate of Mike Scott passed unanimously.

Finally Chairman Price asked Bob Gwin if he and Dan Driscoll had any chance to work on the Wind Ordinance. Mr. Gwin replied that they had not. It was decided that since Mr. Driscoll was not in attendance, further discussions of the latest version of the Commercial Wind Turbine Electric Generating Systems draft ordinance would be deferred until the next meeting.

Public Comments

Andy Freihofer passed on information to Chairman Price about fires at wind turbines. Chairman Price noted that we will require fire suppression systems on all wind turbines in the wind ordinance. Chairman Price asked what the percentage was of fires to the number of installed wind turbines. It was noted that all electrical equipment (cables from tower to yard) will be buried under ground. Mr. Freihofer asked if we could have two electric meters on the wind turbines (one to record how much electricity is made and the other how much is used).

Upon a motion made by Brett Pulliam and duly seconded by Betty Ketcham, the meeting was adjourned at 2020.

The next meeting will be held on July 8th @ 1930