



Town of Knox Planning Board

Established 1822

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Minutes: 4/14/22

Present: Kurt Johnson, Bill Pasquini, Tom Wolfe, Deb Nelson, Ed Ackroyd, Todd LaGrange.

Absent: Betty Ketchum

Meeting called to order at 7:30pm

Review of March Minutes

Some corrections and additions made to minutes.

Tom made a motion to approve the minutes with these corrections, Deb second it, all in favor.

RIC Energy

RIC Energy returned to present to the Planning Board the project plans that have been updated and changed to meet the concerns of the surrounding neighbors and Planning Board members. RIC Energy still awaiting Scott Rafsenperger response regarding the options given to him for vegetative coverage.

RIC is also open to additional suggestions for possible wildlife fencing. This would prevent wildlife from getting stuck within the Solar Array site. Deb and Betty will look into proper wildlife fencing and will email ideas to RIC and Planning Board members.

For clarification it is in the project plans that RIC Energy is responsible for any vegetation planted for the duration of 18 months, this includes replacing any vegetation if needed. Mowing will be conducted once per year.

RIC answered questions from Planning Board member regarding the possibility that if the company sold the project or are bought out by another company what would happen to the agreement. RIC clarified that the agreement would still be in place. Questions regarding conditions and terms of any agreement will be presented to the Knox Town Attorney for clarification. Tom to email the town attorney.

Tom made a motion to give conditional approval to Knox 2, conditions being completion of a Pilot between the company and the Knox Town Board, acceptance of the Town Board of a performance bond, liability insurance acceptable to the Town Board, Knox Fire Department approval, Knox box, resolution on wildlife fencing and a decision from Scott Rafsenberger on visual screening vegetation. Deb second the motion, all in favor.

Tom to give Scott a call regarding the 4 options. These are final options and should be decided upon by the end of the month.

RIC is open to the idea of a Host Community Benefit which would need to be discussed with the Town Board. This is when the applicant offers to fund a Town project.

Proposed change to the Zoning Law

Tom presented possibly making amendments to Article 5 section 51 of the Knox Zoning Law. (pages 54-57)

Discussion of benefits and negative impact of changing the Abandonment Law regarding farm land. Currently it is 5 years. After discussion will not pursue this at this time.

Another change is under the Control Density Space of the Zoning Law. This is in regards to the size of minimum living space. Currently it is 1000 square ft. Possibly reduce it to 500 square ft. Discussion of pro's and con's to this possible change. It was determined that this subject is worth researching. Tom to look into further and bring to next month's meeting.

Tom made a motion to adjourn, Deb seconded it, all in favor.

Meeting adjourned at 8:45pm.

Next meeting to be held 5/12/22 at 7:30pm

Respectfully submitted,
Tiffany Snyder Knox Planning Board Secretary