



# Town of Knox Planning Board

*Established 1822*

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Minutes: August 20, 2020

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

Absent: None

Meeting called to order at 7:30pm.

Review and discussion of the minutes from March 2020 meeting. A few corrections to be made were noted.

*Tom made a motion to approve the minutes with the corrections, Ed seconded it, all in favor.*

## **Review of the Delaney Property Subdivision Proposal**

Kathy Delaney and the daughters of Bob Delaney presented their proposal for subdividing the property before selling the Delaney farm house, located at 64 Witter Rd. They would split it into two 3 acre lots, each parcel being a little over 3 acres each. This would leave 16 acres to be sold with the Delaney farm house.

The Planning Board members reviewed the proposal to ensure it follows the guidelines of the Knox Zoning Board regulations. Prior to a public hearing the requirements to be made would be to make sure the easement is clearly shown on the map of the property, there are clear measurements of each subdivided property and that all of the adjoining houses/properties are clearly marked on the final survey map.

Tom and Traci Delaney are to work together on a public notice prior to the public hearing. Traci will also make sure that the adjoining properties will be notified via certified mail prior to the public hearing. Traci will also bring the signature card from the certified mailing so there are no questions as to whether or not these notices were sent.

***Tom made a motion to accept the sketch plan for the Delaney minor subdivision and to schedule the public hearing with the submission of the final required documents. Ed seconded it, all in favor.***

The public hearing is scheduled for September 10 2020.

### **Carrie Novak Presents Subdivision Proposal**

Carrie Novak presented the proposal for the minor subdivision her property and the property of Racheal Degan. A final survey map was presented to the Planning Board for review. Essentially it is two 1-cuts which will be adjoined to existing areas so there will be no undersized lots. Once completed new deeds will be drawn.

Copies of the survey map were given to Tom to file with the town of Knox.

### **Solar Array Project**

The solar array checklist was reviewed by all Planning Board members prior to the meeting. There was a question of whether or not the checklist should be added to the Knox Zoning Regulations. It was decided that the checklist is always subject to change depending on the proposed project, so it should be used as a guidance tool for future proposals. The Planning Board secretary to hold onto any documents that will be used as guidance tools. The files will be stored on a flash drive.

Questions from John Rappe, from RIC energy were discussed amongst Planning Board members. He questioned whether or not they would be expected to submit both the SPDES Permit/SWPPP and Construction Insurance Certificate prior to site plan approval? They would need to submit these items prior to approval.

The Planning Board will meet with John at next month's meeting to ensure that all requirements are being met and that all questions and concerns of both the Planning Board and John Rappe from RIC are answered. John should present the full project and project information to see if anything is missing that Knox Planning Board would require.

***Todd made a motion to have John Rappe come to the September 10, 2020 meeting to present his project to the fullest extent. Deb seconded it, all in favor.***

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

Meeting adjourned at 8:40pm.

Next meeting to be held on September 10, 2020 at 7:30pm. Location TBD.

Respectfully submitted,

Tiffany Snyder Knox Planning Board Secretary