



Town of Knox Planning Board

Established 1822

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Minutes: April 11, 2024

Present: Garry Bunzey, Todd LaGrange, Pat Catchpole, Deb Nelson, Betty Ketcham, Zachery Martineau, alternate member Deirdre Keating

Also attending: Amy Pokorny, Ed Ackroyd, Samantha Adams, Kevin Davis

The meeting began at 7:30 PM. Chairman Garry Bunzey started roll call and established the presence of a quorum.

Todd made a motion to approve the March meeting minutes as amended. Deb seconded and the motion passed unanimously.

Samantha Adams and Kevin Davis from 345 Quay Road came to the Planning Board with questions concerning the subdivision rules with their property in Knox. They stated they're having issues with their neighbor who sold them their property. Kevin stated that this neighbor used to live in their house, and he built a house next door which he currently resides in. Kevin and Samantha got their land surveyed because they had five acres, but they need six acres for two dwellings (house and apartment over garage). The neighbor sold them the additional piece they needed, but Kevin and Samantha looked into the subdivision, and discovered there is no subdivision. Planning Board members advised them that there is a "one cut" rule where there doesn't need to be a subdivision. They were assured that they own the additional parcel to make six acres and that any problems they have with encroachment onto their property over the boundary would be a neighbor dispute, rather than a subdivision matter for the planning board.

Discussion shifted to the New Leaf Energy Reservoir Road project. The CAC (Conservation Advisory Council) went out to look at the condition of the wetlands. Amy Pokorny told the board there are big ruts in the land as well as trees and logs that came down. The ground is totally saturated and surrounded by lots of brush. The CAC did not express great concern. The higher elevation areas looked like they were in better condition.

The Planning Board will serve as lead agency for SEQR. Betty sent out public hearing notification letters for Thursday, May 9 on behalf of the Planning Board. The planning board is putting the public notice in the paper. There will also be a paper copy of correspondence and plans at town hall for the public to view.

Planning board member Todd LaGrange brought up the RIC solar project at Routes 156

and 157 (Ruth's Greenhouse) which the board approved about 2 years ago, but there has not been any progress towards construction. Board members discussed needing a time limit set in the new regulations. There was a discussion about finding out if a building permit was ever issued to RIC. Planning Board members agreed 15 months would be a good time limit for agencies to start construction before they need to reapply.

Planning board members discussed appointing someone to the Vice chairman position. Garry Bunzey stated he would like to have a vice for continuity of government.

Todd made a motion to nominate Zachery Martineau for Vice chairman. Deb seconded, all were in favor.

Some members noted that they are having problems signing in to the workplace harassment training program. The access link to the training will need to be refreshed for them.

Deb made a motion to adjourn, Todd seconded, all were in favor.

Meeting adjourned at 8:37 PM.

The next meeting will be held at 7:30 PM on Thursday May 9th, 2024.
Respectfully submitted by Emily Griffith, Planning Board Secretary