**ZONING BOARD OF APPEALS**

**TOWN OF KNOX**

Meeting Minutes

April 28, 2016

In attendance: Chairman Bob Edwards; Gayle Burgess; Ken Kirik; Pam Kleppel; Jim McDonald; Mackenzie Hempstead, Recording Secretary.

Absent: Sue Mason; John DeMis

The meeting was called to order by Chairman Edwards at 7:33 p.m. The minutes of the March meeting were read. A motion was made by Ken Kirik, seconded by Gayle Burgess to accept the minutes as read. Motion carried.

**PUBLIC HEARING**

Dennis Barber of 224 Pleasant Valley Road was in attendance for a Public Hearing which was opened by Chairman Edwards at 7:44 p.m. Mr. Barber is interested in obtaining a special use permit to operate The Knox Store, originally, at the site of the former post office at 2160 Berne Altamont Rd, Altamont, NY. The location of the store has been amended on original application to the metal building at the same address. Mr. Barber stated that there have been no objections from his neighbors. Mr. Barber has advised he will be identifying the parking spots on the premise. Mr. Barber was advised that he must supply a copy of his lease with the owner of the building. The Board voted unanimously to grant Mr. Barber a Special Use Permit which will go into effect once a copy of the lease has been received by the Zoning Board of Appeals. Motion was made to close the public hearing by Jim McDonald and seconded by Ken Kirik. Public hearing adjourned at 8:26 p.m.

**NEW BUSINESS**

1. Mr. William Raible of 426 Pleasant Valley Road appeared before the Board to request an area variance. Mr. Raible has requested a 26 foot variance so that he may construct a 30’x50’ pole barn for storage. The location of the proposed site does not conform to the setback requirements of the ordinance due to interference with the natural gas pipeline that runs through his property; thus, an area variance would be required in order to build the pole barn. Mr. Raible had prepared an application for an area variance in advance of the meeting, which the Board reviewed. It was explained to Mr. Raible that there would need to be a public hearing on his request and a hearing was scheduled for May 26, 2016 at 7:45p.m. He also needs to specifically notify his neighbors of the scheduled hearing and provide proof of such notification to the Board. Additionally, he was advised that he would need to provide a $25 check made out to the Town to cover the cost of the notice of the hearing which will be placed in the paper.
2. Jenny Terrell appeared before the Board and questioned what her course of action was to move her hair salon from Clarksville to Knox. She would be leasing a space from Vas Lefkaditis at 2160 Berne Altamont Rd. The Board advised Mrs. Terrell that she would need to fill out an application for a Special Use Permit and return to the next meeting to discuss and schedule a public hearing.
3. Jim Pocaro, owner of the old airport on Bozenkill Rd. and Knox Cave Rd. requested that a modification be made to his Special Use Permit. He would like to have the 10 year rule amended. The Board voted unanimously to waive the 10 yr. re-appearance before the Board, as long as all conditions of the Special Use Permit are met.

At the Zoning Board’s request, Mr. Lefkaditis will request that a member of the Building Department meet with the Zoning Board to discuss the monthly building permit requests. Mr. Lefkaditis will also request that the Planning Board/Town Board clarify the verbiage of the signage ordinance. It is currently ambiguous and contradictory.

With no further business before the Board, a motion was made by Ken Kirik, seconded by Jim McDonald to adjourn the meeting. Motion carried. Meeting adjourned at 8:51p.m.

Respectfully submitted,

Mackenzie Hempstead

Recording Secretary

Zoning Board of Appeals