**ZONING BOARD OF APPEALS**

**TOWN OF KNOX**

MEETING MINUTES

January 24, 2019

In attendance: Chairman Doug Roether, Sue Mason, Kristian Snyder, Eric Marczak, Dennis Cyr, Recording Secretary Mackenzie Hempstead

The meeting was called to order by Acting Chairman Cyr at 7:30 p.m. A motion was made by Doug Roether and second by Eric Marczak to accept the minutes of the December 2018 meeting as written. All in favor, motion carried.

**NEW BUSINESS**

Public Hearing called to order at 7:34p.m. by Acting Chairman Cyr.

Nicole Salisbury appeared before the Board for a public hearing. Ms. Salisbury has requested a Special Use Permit. She would like to open a Pet Grooming business at 2160 Berne Altamont Road. This property is owned by Napredak LLC and is also the location of the Knox Market. The grooming business will be in the end unit of the building. Ms. Salisbury provided all necessary documents showing she contacted surrounding neighbors. There were no people attending the hearing voicing either support or opposition to the request for a Special Use Permit. After discussion regarding the merits of the permit, a motion was made to grant the special use permit, as long as all conditions are met. All in favor (5), Nay (0). Motion was made to close the public hearing by Sue Mason and second by Eric Marczak. Public hearing adjourned at 7:54p.m.

Mr. Scott Crewell was in attendance requesting an official discussion to be granted a public hearing for an area variance at 29 Rock Road. Mr. Crewell would like to remove the existing ranch home and replace with new foundation and new modular ranch home. Area variance is needed due to existing non-conforming set backs. Was discussed that the public hearing will proceed on February 28, 2019 at 7:45pm as long as a notarized letter from out of town neighbor has been received. Motion was made for public hearing by Dennis Cyr and second by Doug Roether.

**OLD BUSINESS**

Tom Wolfe, Planning Board Chair, came before the ZBA to request that the board provide an interpretation on what type of businesses are allowed under the Zoning Laws definition of a “home occupation”. Mr. Wolfe provided a completed Application for Interpretation of Zoning Ordinance. Option 2 - Other members of the Planning Board relying upon the opening sentence of Section 50 A 1a " IN ANY DISTRICT NOTHING IN THIS ORDINANCE SHALL PREVENT INDIVIDUALS FROM CONDUCTING THEIR BUSINESS, TRADE OR PROFESSION INCLUDING A BED AND BREAKFAST IN THEIR HOME OR RESIDENCE....) believe that the definition of Home Occupation allows for an individual to operate a business in their home or residence independently of Article 44. Obviously, the business would be subject to the restrictions of Section 50 including that the business be confined solely to the individuals home or residence with no external storage of materials allowed.

Was voted as the best interpretation by the board. All in favor (5), Nay (0), unanimous vote.

With no further business, a motion was made by Dennis Cyr to adjourn and was second by Kristian Snyder. The meeting was adjourned at 8:28p.m.

Respectfully submitted,

Mackenzie Hempstead

Recording Secretary

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