

**ZONING BOARD OF APPEALS
TOWN OF KNOX**

MEETING MINUTES

August 24, 2017

In attendance: Chairman John DeMis, Ken Kirik, Pam Kleppel, Eric Marczak, Jim McDonald, Douglas Roether, Amy Pokorny - Town Board Liaison to ZBA

Absent: Sue Mason , Mackenzie Hempstead - Recording Secretary

The meeting was called to order by Chairman DeMis at 7:32 p.m.

There being no minutes to review, the board proceeded to new business.

New Business

John Valachovic, Director of Operations for Kaaterskill Associates in Cairo, NY, was in attendance as the authorized representative for Mike Cecunjanin of Napredak, LLC to request a special use permit to operate a pizzeria, sandwich shop and convenience store in the former Knox Store at 2160 Berne-Altamont Road. A letter dated August 1, 2017 to the Zoning Board of Appeals from Mike Cecunjanin was presented as documentation for Kaaterskill Associates to represent the owner of the property, Napredak, LLC. Also presented was the Special Use Application and Proposed Site Plan for the project. The plan provided for 14 parking spaces, which satisfies the requirement of the approximate 2,000 square foot area of the convenience store, and the only parking in the front of the building would be 1 handicapped space for easy access in and out. The site plan presented had no buffer between the parking and the neighboring property. It was suggested that the site plan be amended to include a 4-5 foot buffer. Mr. Valachovic said he would try to rework the parking, but would have to make sure that it wouldn't interfere with the existing septic system. Mr. Valachovic was informed that they will have to provide for additional parking spaces at such time that the other 2 locations for the building are determined, and will have to provide Special Use Permit Applications for those locations, as well.

It was explained to Mr. Valachovic that there would need to be a public hearing for this project, and a notice would have to be published not less than 10 days

prior to the date of the hearing. The hearing will be scheduled for September 28, 2017 at 7:30PM at the Knox Town Hall. In addition, a letter would need to be sent to all property owners within 500 feet of the building notifying them of the requested Special Use Permit and proposed setback variance, and the scheduled public hearing.

With no further business before the board, a motion was made by Doug Roether and seconded by Eric Marczak to adjourn the meeting. The motion was carried and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Pam Kleppel
Member
Zoning Board of Appeals