

**ZONING BOARD OF APPEALS
TOWN OF KNOX**

MEETING MINUTES
April 25, 2019

In attendance: Chairman Doug Roether, Sue Mason, Kristian Snyder, Eric Marczak, Dennis Cyr, John Wright, Bonnie Donati
Absent: Recording Secretary Mackenzie Hempstead

The meeting was called to order by Chairman Roether at 7:30 p.m. A motion was made by Dennis Cyr and second by Kristian Snyder to accept the minutes of the March 2019 meeting, with corrections made. See attached. All in favor, motion carried.

NEW BUSINESS

Public Hearing called to order at 7:40p.m. by Chairman Roether. Mr. Mike Ward appeared before the Board for a public hearing. Mr. Ward has requested a Special Use Permit to operate a café/bakery at 2160 Berne Altamont Road, Knox, NY. Business will carry the “staples” for the area as well. Handicap parking is an issue with this location. Handicap parking MUST BE identified and traffic pattern for parking lot needs to be marked and identified. Special Use Permit approved subject to owner complying with the original copy of parking area submitted by June 15, 2019. Letter to be sent to Dan Sherman with site plan and date for compliance. Motion made by John Wright to approve special use permit, second by Kristian Snyder. All in favor. Motion carries. Motion to close public hearing and open public meeting by Dennis Cyr, second by Sue Mason. All in favor, motion carries.

OLD BUSINESS

Eric Marczak - Has some concerns over the water issues in relation to the proposed MRD. Application states “century old businesses”, there are none in the area. In ZBA minutes from June 2007, Mae Dale was cited from enforcer. Vas Lefkaditis asked what the outcome of the citations were. Mr. Marczak stated that the site plan was reviewed and approved by the ZBA in September 2007. Sue Mason stated she was uncomfortable on voting for the recommendation send on to the board. Sue Mason stated she believes the proposal needs to be looked at

more carefully before forming opinion. Ms. Mason states she would like to change her vote for recommendation of the MRD. Tom Wolfe spoke and stated that certain uses would not be allowed in the MRD. Worst case scenario would be limited to site. Doug Roether stated that the town attorney asked for the ZBA member opinion of the MRD. As stated, Sue Mason and Eric Marczak would like to change their votes for recommendation after further review and investigation. Brigitte McAuliffe, resident, questioned who in the town is making residents aware of gas lines in the area.

Doug Roether, Dennis Cyr and Kristian Snyder were under the impression that the committee was to investigate the environmental concerns of the MRD and where the streams are in the town. Motion made to table the discussion until May meeting by Eric Marczak and second by Sue Mason. All in favor, motion carries.

With no further business, a motion was made by Kristian Snyder to close public meeting and was second by Eric Marczak.

Respectfully submitted,
Mackenzie Hempstead
Recording Secretary
Zoning Board of Appeals