



Town of Knox Planning Board

Established 1822

P.O. Box 56 • Knox, New York • 12107 • Phone 518-872-2551 • www.knoxny.org

Planning Board Minutes

Minutes: April 11, 2019

Present: Bob Price, Todd LaGrange, Betty Ketcham, Deb Nelson, Tom Wolfe, Kurt Johnson, Bill Pasquini

Absent: Recording Secretary, Tiffany Snyder

Meeting called to order at 7:30pm.

Review of February 2019 and March 2019 minutes.

Tom made a motion to table February minutes until Deb had a chance to review the recording. Bill seconded it, all in favor.

Bill made a motion to approve the March minutes pending the addition of the planning board member's names, attached to their vote regarding the motion for the MRD. Tom seconded it, all in favor.

Subdivision Proposal made by Maria Florez-Seibert

1. The property is located off Knox Cave Road, in the Town of Knox and BKW school district.
2. Maria Florez-Seibert presented a proposal to subdivide a small parcel of land owned by their neighbor, Joe Hoffman into 3 smaller strips of land. This would give each land owner a piece of land located in the Duansburg school district, in the Town of Wright. This would also allow Ms.Florez-

Seibert and her husband Don Seibert to send their children to either BKW school district or Duansburg school district.

3. The narrow strip of land being proposed for subdivision resulted from a different subdivision in 2017, approved by the Knox Planning Board.
4. Prior to an approval it was requested by the Planning Board that a more precise map be presented for review. A map that would make distinguishing the property and tax lines easier.
5. Planning Board members request a letter be sent to the Town Of Wright regarding the subdivision as well as a letter from the Town of Wright stating their approval.
6. Letters are also requested from the neighbors Joe Hoffman and Mr. Curry. The letters are to state that they are both in agreement with this subdivision and are to be signed and notarized. All three of these letters are to be presented to the Knox Planning Board members prior to their approval.
7. A motion was not made regarding an approval. Once all information is gathered and paperwork completed, Ms. Maria Florez-Seabert will submit it to the Knox Planning Board for their approval.

Home Occupation Definition Revision

1. Throughout the past year discussion has occurred amongst Planning Board members regarding the revision to the current zoning regulations for Home Occupation. A definition was drafted:

Article V Section A 1b. In any district individuals may, with a Special Use Permit from the Zoning Board of Appeals, conduct their business, trade or profession in their home or residence **or accessory buildings** provided no more than **three** persons **unrelated to the owner(s) of the residence are** employed in addition to the owner or tenant of the property; that no other professional shall be permitted to share, let, or sublet space for professional use; that there be no external evidence of such use except for one sign consistent with Article V, Section 50C Sign Regulations, and that there shall not be any **visible** exterior storage of materials or equipment. Refer also to Article II Definitions.

Tom made a motion to approve the revised definition, Bill seconded it.

2. Prior to approval it was opened to discussion amongst Planning Board members.
3. The main points that were being amended were as follows:
 - a. Addition of accessory buildings.
 - b. Number of allowable employees.
 - c. Visible exterior storage of materials.

4. Everyone was in agreement that the addition of accessory buildings was a good idea and will keep it in the proposed definition.
5. The number of three employees was reviewed. It was decided that the proposed definition would include **two** additional employees other than family not **three**.
6. Finally, with the addition of no visible exterior storage, it was agreed upon to keep it in the proposed definition. If a person wished to have visible exterior storage that they would need to use the activity standards listed in the zoning regulations, this would prompt the need for a special use permit.

Tom's motion, seconded by Bill, to approve the revised definition of Home Occupation, with the change of three additional employees to two was voted upon. All in favor.

7. With everyone in agreement, Tom will send the proposed revision to the Knox Town Board for their approval.

Deb made a motion to adjourn, Bill seconded it. All in favor.

Meeting adjourned at 8:30pm.

Respectfully submitted
Tiffany Snyder
Knox Planning Board Secretary

Next meeting will be May 9, 2019 at 7:30pm.