



**TOWN OF KNOX
ZONING BOARD OF APPEALS
January 27, 2022**

Chairman Kristian Snyder called the meeting to order at 7:30 p.m., followed by the Pledge of Allegiance.

In attendance was: Chairman Kristian Snyder, Lee Empie, Ernie Cupernall, Rose Pritchard, and Sue Mason

The October 28th, 2021, and December 2nd, 2021 minutes were reviewed.

A motion was made to approve the October minutes by Lee Empie and second by Ernie Cupernall, all in favor, Aye, motion carries

A motion was made to approve the December minutes by Lee Empie and second by Rose Pritchard, all in favor, Aye, motion carries

Two items to be corrected was noted and completed

Old Business: None

New Business:

At this time, Matthew Vedder and Nicole Salisbury are renting the building with the option to buy from Vas Lefkaditis, located at 2160 Berne-Altamont Road, Altamont, also known as the former Knox Café at Rt. 156 and Knox Cave Road. A Special Use Permit application was provided by Building Inspector (BI) Dan Sherman to Vedder. Vedder stated that the lot encompasses the building, the old post office, and the barn. Vedder advised they would like to open a café/deli in the first unit and eventually return the building back into a small convenient store to accommodate the town's people without having to drive 10 miles or more to go to market. The second unit where Grooming Tales is located, would eventually be moved to the old post office building after it was fixed up by Vedder. The third unit would be slated for an office space. Vedder advised they would like to improve the parking lot, i.e., paving the parking lot, placing barriers up, and a privacy fence, and Vedder advised he is unsure if adding concrete curbs was in the previous application, but Vedder would like to add curbs. Also, in the Spring, Vedder would like to pave the front area of the parking lot. Vedder also advised any issues with the septic have been resolved. The building site must be in compliance to the requirements of

the ADA regulations for handicap accessibility. Vedder stated that due to the fact there isn't a leach field for the house next door, he would reach out to BI Dan Sherman regarding water running onto the property.

The next Zoning Board of Appeals Meeting is scheduled for February 24, 2022.

With no further business, a motion was made by Chairman Snyder and second by Ernie Cupernall to close the meeting. All in favor, Aye, motion carries. Meeting closed at 8:16 p.m.

Respectfully Submitted
Val Ackroyd, Secretary
Zoning Board of Appeals