



**TOWN OF KNOX  
ZONING BOARD OF APPEALS (ZBA)  
March 24, 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, Rose Pritchard, and Sue Mason

**Absent:** Ernie Cupernall

The February 24<sup>th</sup>, 2022, minutes were reviewed.

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

**An item to be corrected was noted and corrected**

The ZBA Public Hearing was opened by Chairman Snyder at 7:33 p.m., second by Sue Mason All in favor, Aye, Motion passed

By way of background, Ms. Deirdre Keating applied for a building permit through Building Inspector, Dan Sherman. Ms. Keating wanted to add a pre-fab garage to her property. Mr. Sherman denied Ms. Keating the building permit due to the setbacks, he also advised she could appeal the decision to the ZBA.

All ZBA members were provided the paperwork Ms. Keating had provided at the time of the February, 2022 meeting.

Ms. Keating stated she was unavailable to sign into the ZBA meeting on March 24<sup>th</sup>, 2022, She advised her husband would attend the meeting but he was unavailable also.

Ms. Keating advised Chairman Snyder she would join the meeting via Google Meet but her attempts to sign into Google Meet but she was unable to

The reason BI Sherman denied Ms. Keating the building permit was due to the Setback measurements, which should be 50' on both sides of the house and the rear and from the road to the house should be 75'. Ms. Keating stated her measurements for the garage were 25.5'x25.5' and the rear yard depth is 46'. During the Public Hearing a neighbor, who wished to remain anonymous, requested the process be explained to them.

Chairman Snyder explained the process of the ZBA: when an applicant is denied a Building Permit, the applicant appeals the process by appearing at a ZBA meeting. As per the requirements of the ZBA, letters are forwarded to all neighbors living around or near, in this case, 80 Cedar Lane, certified return receipt requested, to notify them that an Area Variance within fifty (50) feet of their property is being proposed, if they are interested, they are encouraged to review the application at the Knox Town Hall, during normal business hours. A Public Hearing Notice is placed in the local newspaper advising residents of the date and time of the next ZBA meeting. A site visit by Chairman Snyder and Lee Empie would be conducted.

Chairman Snyder advised he is waiting for a couple of e-mails from neighbors and was curious as to what they may have to say.

Other questions arose at the Public Hearing such as, the height of the garage, what will the garage be used for, vehicles and/or snowmobiles, ATV's/4-Wheelers traveling up and down the lane, will the garage block anyone's view, and would there be drainage issues as in the Winter season everything flows downhill and drains into the lake and in the Spring the ground is quite saturated. It was stated that a look at the tax map may help regarding the dimensions of the properties.

The neighbor attending the meeting advised that the Cedar Lane is not a real road 'Per se', it's a right of way, a lane. It isn't a dedicated road, the people residing on Cedar Lane maintain it the town does not maintain it. The residents on both sides of the lane take care of it.

At this time a "No" vote was requested.

**Old Business:**

Ms. Deirdre Keating applying for an Area Variance

**New Business:**

None

The next Zoning Board of Appeals Meeting is scheduled for April 28<sup>th</sup>, 2022 at 7:30 p.m.

**With no further business, a motion was made by Chairman Snyder and second by Sue Mason 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