



**TOWN OF KNOX
ZONING BOARD OF APPEALS (ZBA)
May 26, 2022**

Lee Empie stood in for Chairman Snyder. Lee called the meeting to order at 7:35 p.m., followed by the Pledge of Allegiance.

Roll Call-Lee Empie, Ernie Cupernall, Sue Mason, and Rose Pritchard

Absent: Chairman Kristian Snyder

A motion was made by Lee Empie to approve the April, 28, 2022, Minutes and second by Ernie Cupernall, All in favor, Aye, Motion carries

The ZBA Public Hearing was opened by Lee at 7:40 p.m., no visitors attended the meeting.

Lee Empie closed the Public Hearing, second by Ernie Cupernall All in favor, Aye, Motion carries

Old Business:

Lee Empie opened Old Business

Lee mentioned Chairman Snyder spoke with the Knox Town Attorney Michelle Storm regarding Ms. Keating placing a garage on her vacant property. Atty. Storm advised a possible Resolution based on how the vote goes today and have the ZBA set a precedent. Lee questioned all ZBA members for their thoughts and/or discussions prior to voting and all members approved the garage.

Lee Empie made a motion to approve the garage second by Ernie Cupernall all in favor, Aye, Motion carries

Lee advised Ms. Keating that the ZBA will provide a Resolution and she would return to BI Dan Sherman regarding applying for a Building Permit.

Lee Empie made a motion to close Old Business second by Rose Pritchard All in favor, Aye, Motion carries

The ZBA Public Hearing was opened for public comment by Lee Empie at 7:45 p.m.

There were no visitors to voice their opinion for the Public Hearing.

Lee Empie made a motion to close the Public Hearing second by Rose Pritchard All in favor, Aye, Motion carries

New Business:

On May 30, 2022, Vasilios (Vas) Lefkaditis submitted an application for a Special Use Permit for an empty room available at 2160 Berne-Altamont Road, Altamont, N.Y., to conduct renovations on the office space for a one-man office located at the above address.

Sue Mason wondered if there were restrooms and was advised there is one shared restroom for the whole building located at the northwest corner. If you're facing the building on 156 it is located back left with a common hallway that all three units can access. The office space is intended for one individual. Also, a secretary will be available once a week and works from home.

Lee wondered now that the Special Use Permit was filled out and accepted, is there a requirement that the applicant go to the BI Dan Sherman to obtain a Building Permit. The applicant is not required to get-together with BI Sherman due to the fact that the Special Use Permit becomes the Building Permit. BI Sherman had previously inspected the entire building and approved the Building Permit. A copy of the Building Permit will be forwarded to BI Sherman.

Lee Empie made a motion to approve the Special Use Permit/Building Permit second by Sue Mason, All in favor, Aye, Motion carries

With no further business, a motion was made by Lee Empie and second by Ernie Cupernall to close the meeting All in favor, Aye, Motion carries. Meeting closed at 8:30 p.m.

The next Zoning Board of Appeals meeting is scheduled for July 28, 2022, at 7:30 p.m.

DRAFT

*Respectfully Submitted
Val Ackroyd, Secretary
Zoning Board of Appeals*