

**ZONING BOARD OF APPEALS  
TOWN OF KNOX**

MEETING MINUTES  
February 28, 2019

In attendance: Chairman Doug Roether, Sue Mason, Kristian Snyder, Eric Marczak, Dennis Cyr, John Wright, Bonnie Donati, 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 Eric Marczak to accept the minutes of the January 2019 meeting, with marked date change. The date was written as February 27, 2019 instead of February 28, 2019 for Mr. Crewell's public hearing. All in favor, motion carried.

**NEW BUSINESS**

Public Hearing called to order at 7:46p.m. by Chairman Roether. Mr. Scott Crewell appeared before the Board for a public hearing. Mr. Crewell has requested an area variance at his residence 29 Rock Road. He would like to remove the existing ranch home and replace with new foundation and new modular ranch home. Area variance is needed due to existing non-conforming set backs. Notarized letter from out of town neighbor has been received and presented to the Zoning Board of Appeals. Area Variance is granted as "No undesirable change in neighborhood character or detriment to nearby properties". Applicant meets all the criteria for an area variance. Motion was made by Dennis Cyr and second by Doug Roether. All in favor, area variance granted.

Motion made by Eric Marczak and second by Bonnie Donati to close public hearing at 8:01pm. All in favor, motion carried.

Was discussed that Nicole Salisbury will be moving into Store 2 of the Knox Market location instead of Store 3 as stated at the Public Hearing. Motion to change SPU to new location was made by Dennis Cyr and second by Sue Mason. All in favor, resolution carried.

MRD (Multi Recreational District) discussed. Amy Prokorny was in attendance and expressed her concerns regarding the MRD. The karst is the forefront of the concerns. The ZBA advised that all members have maps of the karst and are aware of the studies that were performed. Mrs. Pokorny wanted to ask that the ZBA deliberate thoroughly before making a decision on the MRD. Please discuss all points of the MRD. Dennis Cyr asked what the concern with the MRD is. Mrs. Pokorny expressed that by changing the zoning of the area, the karst has some risk of reducing the water supply to Altamont. Her main concern is the protection of the water supply.

The MRD was read aloud for those in attendance.

Members of the ZBA were polled as to what they thought of the MRD:

Dennis Cyr – It will help the town and businesses in the town succeed. It would be a benefit for the town and future businesses. It takes into consideration the town as a whole, not just one person. Also, there are many layers of protection for environmental concerns (Albany County Board of Health, Planning Board, Site Plan review, ZBA)

Sue Mason - She doesn't see anything happening in the area in the near future.

Kristian Snyder – Does not see anything happening in the area in the near future either.

Doug Roether – Location is conducive. Town needs to have some kind of plan in place. Can't make everyone happy. The MRD removes the large commercial impact. Close to the Margaret Burke Conservatory on Pleasant Valley (hence the recreational district). Many businesses have operated in the outlined district.

Eric Marczak – Feels there is enough oversight of the MRD to protect it. Special Use Permit is needed by all applicants.

Bonnie Donati – Confident that new businesses can be sanctioned and controlled. Regulated sufficiently. Businesses need to be encouraged within the town.

John Wright – Town needs something in it. This is a benefit as any applicant would need to go before the ZBA to regulate. Also does not see a lot of changes happening in the area. Change would take place gradually and the possibilities are available.

Motion made Kristian Snyder to approve MRD. Second by Dennis Cyr. All in favor of as per the stated comments listed for each member.

### **OLD BUSINESS**

Eric Marczak attended training; will distribute and share notes.

Dennis Cyr and Sue Mason attended training in Saratoga with members of the Planning Board.

With no further business, a motion was made by John Wright to adjourn and was second by Bonnie Donati. The meeting was adjourned at 9:44p.m.

Respectfully submitted,  
Mackenzie Hempstead  
Recording Secretary  
Zoning Board of Appeals