

**TOWN OF KNOX
ZONING BOARD OF APPEALS
MEETING MINUTES
February 28, 2008**

In attendance: Robert Simpson; Ken Kirik; Gayle Burgess; Bob Edwards; Amy Pokorny; Dave Holley; Carol Barber, Recording Secretary

The meeting was called to order at 7:30 p.m. by Secretary Robert Simpson. The minutes of the January meeting were read. A motion was made by Gayle Burgess, seconded by Ken Kirik to accept the minutes as amended. Motion carried.

Ed Schmidt of 2144 Berne Altamont Road was in attendance with an application for a permit to construct a 24 x 32 wood frame garage with vinyl siding that will face Rt. 156 on a pre-existing, non-conforming lot. No survey is available. Robert Simpson stated that a tax map may be needed. The Board reviewed the application. It was determined that he will require a 15' set back variance and a 6' side yard variance. There will be a 19' separation between the garage and the house. A storm drain was installed and Mr. Schmidt does not believe there should be a drainage issue. A Public Hearing will be held on March 27. Robert Simpson requested that Mr. Schmidt provide some photos, and to stake out the property. He was also instructed to contact his neighbors.

Amy Pokorny presented a letter that she and husband Russ submitted to their neighbors regarding uses of their octagon barn at 588 Middle Road. Their goal is to promote the local economy. The barn has a kitchenette and bathroom, but no hot water. The Pokorny's are requesting a determination from the Board as to approved uses. Dave Holley questioned how this differentiates from a business. Discussion was held regarding what a Farmers Market is. Ken questioned if there is a limit as to what is considered a craft item. The only real difference would be that they are looking to collect fees to cover operating expenses. Bob Edwards believes the Pokorny's should go before the Planning Board regarding clarification of the Ordinance. The Town Attorney needs to be contacted regarding the Octagon Barn charging fees as opposed to activities in the town park, church, etc.

Amy Pokorny distributed a draft copy of a guide for the building permit and zoning appeals processes in the town of Knox. The ZBA would like to encourage the Town Board to place this document on the town website. Amy Pokorny and Gayle Burgess were thanked for their efforts in putting this together. They were asked to go back and make some revisions.

A motion was made by Ken Kirik, seconded by Dave Holley to adjourn the

meeting. Motion carried. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Carol Barber
Recording Secretary