

**ZONING BOARD OF APPEALS
TOWN OF KNOX
MEETING MINUTES
October 25, 2012**

In attendance: Chairman Bob Edwards, Gayle Burgess; Ken Kirik; John DeMis; Sue Mason; Carol Barber, Recording Secretary

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

The next meeting of the Zoning Board will be a combined meeting for the months of November and December due to the Thanksgiving and Christmas holidays, to be held on December 6 at 7:30 p.m. A notice will be placed in the Altamont Enterprise.

Tracy Hackstadt of Singer Road was in attendance. She is in need of a variance for a pool which is 4' 5" off the property line. She was given an application for an area variance.

A Public Hearing for Vasilios Lefkaditis of West Road was opened at 7:48 p.m. Mr. Lefkaditis asked for permission to audio record the meeting. Permission was granted. Mr. Lefkaditis provided Board members with copies of McKinneys Town Law section 267-b as well as variance request statistics. There is no opposition from neighbors regarding this variance request. Copies of letters signed by the neighbors were handed out. Copies of the EPA Pollution Clean Water Act were distributed. Mr. Lefkaditis could not guarantee that he may not ever want to use this requested facility commercially. He also states that he cannot meet the Clean Water Act without the requested variance. Mr. Lefkaditis is concerned over paddocks being visible due to the location of the garage. Chairman Edwards stated that Mr. Lefkaditis can meet town requirements. Ken Kirik stated that granting a variance when requirements can be met would in effect weaken the ordinance. Chairman Edward stated that the Board does not agree with all of Mr. Lefkaditis' points. The dimensions of the paddocks can be changed. Mr. Lefkaditis continued to point out that the location of the building is a concern. The question was raised as to whether the building can be designed differently. It was noted that not being able to see everything from the kitchen window does not prevent the use of this structure/paddock. Mr. Lefkaditis believes he is following the ordinance. Chairman Edwards stated there are some legal issues that may need to be discussed with the town attorney. As presented, town requirements can be met. Mr. Lefkaditis does not agree.

It was noted that the Board has 62 days to reach agreement on this request. The hearing was closed at 8:55 p.m.

A motion was made by Ken Kirik, seconded by Gayle Burgess to adjourn the meeting. Motion passed. The meeting was adjourned at 9:36 p.m.

Respectfully submitted,

Carol Barber
Recording Secretary