

**ZONING BOARD OF APPEALS
TOWN OF KNOX
MEETING MINUTES
December 5, 2013**

In attendance: John DeMis; Jay Baumstein; Gayle Burgess; Sue Mason; Chairman Bob Edwards; Carol Barber, Recording Secretary.

The minutes of the October meeting were read. A motion was made by Jay Baumstein, seconded by Gayle Burgess to approve the minutes as read. Motion carried.

Kristen Reynders of 1039 Township Road was in attendance. She was represented by Nicole Strippoli. Ms. Reynders is seeking a Special Use Permit for her business, Hitmans Towing LLC. Ms. Strippoli stated that this business is providing a service to the area. They have 6 employees. There will be no alterations to the current property. There are 4 business vehicles and will only be housed on the property at night. There are no plans to expand that. The vehicles are all certified. Approximately once per month there is a short term police impound. The garage was existing when the property was purchased in 2009. Ms. Reynders was requested to provide an updated survey showing setbacks. The Planning Board will need to be consulted about this request. Russ Pokorny, Assessor for the Town of Knox, was in attendance. He provided a list of names and addresses of residents surrounding this property from the Assessors role. The question was raised from the audience as to whether the existing garage had been for personal or business use. Another comment was made from the audience that this business has been operating illegally since 2009 and should be shut down. Chairman Edwards stated that if everything was in order by the January meeting, that a Public Hearing could be scheduled for February.

With no further business, a motion was made by Jay Baumstein, seconded by Sue Mason to adjourn the meeting. The motion carried and the meeting adjourned at 8:17 p.m.

Respectfully submitted,

Carol Barber
Recording Secretary